



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



**Certificate No.** : IN-UP51537275980544T  
**Certificate Issued Date** : 02-Sep-2021 02:18 PM  
**Account Reference** : NEWIMPACC (SV)/ up14047704/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
**Unique Doc. Reference** : SUBIN-UPUP1404770491893935787651T  
**Purchased by** : MS LAND KART BUILDERS PVT LTD  
**Description of Document** : Article 4 Affidavit  
**Property Description** : SEC-150, NOIDA, U.P- 201310  
**Consideration Price (Rs.)** :  
**First Party** : MS LAND KART BUILDERS PVT LTD  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : MS LAND KART BUILDERS PVT LTD  
**Stamp Duty Amount(Rs.)** : 100  
(One Hundred only)



-----Please write or type below this line-----

### FORM 'B'

[See rule3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY  
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

#### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Balaji Ramaswamy promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

authorization dated 09.10.2020.

Land Kart Builders Private Ltd promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed,

OR

That the Promoter have a legal title to the land on which the development of the proposed project is to be carried out,

AND,

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

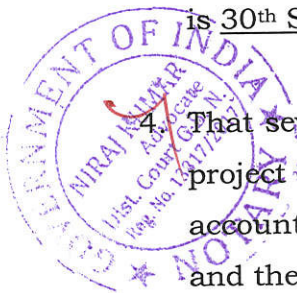
That details of encumbrances for the Project Eureka Park Phase 2 including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 30<sup>th</sup> September 2026.


4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

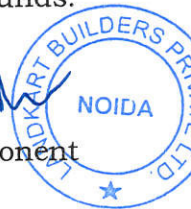
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


  
Deponent

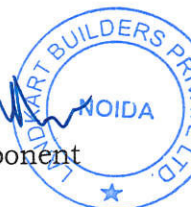



**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at NOIDA on this day of 02/09/2021.

  
Deponent



ATTESTED  
  
NIRAJ KUMAR  
Advocate (Notary)  
Distt. Court, G.B.N  
03.09.2021