



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP14291293315137W

e-Stamp

₹10

₹10 ₹10 ₹10

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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08-Oct-2024 10:45 AM

NEWIMPACC (SV)/ up14271804/ BAGHPAT SADAR/ UP-BGH

SUBIN-UPUP1427180425490443427246W

Aaryavision ventures Private limited

Article 4 Affidavit

For the purpose of Affidavit by Aaryavision ventures Private limited

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(Ten only)

Aaryavision ventures Private limited

Not Applicable

Aaryavision ventures Private limited

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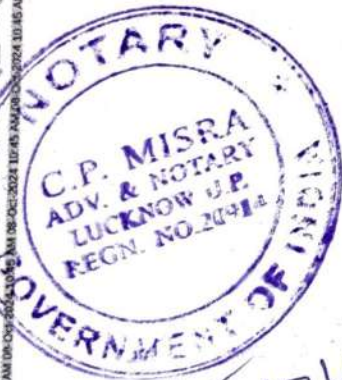
(Ten only)



₹10



Please write or type below this line



Aaryavision Ventures Pvt. Ltd.

Director

[Signature]

8/10/24
C.P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO. 20914
EXPIRY DATE-15-3-2025

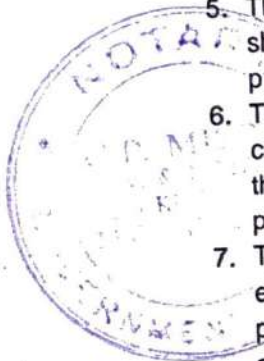
Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s AARYAVISION VENTURES PRIVATE LIMITED** promoter of the proposed project **ARSH ENCLAVE** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 1ST OCTOBER 2024 I, **ARUN PANDEY** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/s AARYAVISION VENTURES PRIVATE LIMITED** have / has 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.
3. That the time period within which the project shall be completed by me/promoter is 31st August 2027
4. That seventy percent 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 a 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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



8/10/24

P. P. MISRA
NOTARY
H.C. 10, KNOX H.P. INDIA
REG. NO. 20914
EXPIRY DATE-15-3-2025

Aaryavision Ventures Pvt. Ltd.

Director

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 LUCKNOW on this 1ST day of October 2024.

Aaryavision Ventures Pvt. Ltd.

Director

Deponent



Identify the deponent/Executant/Suraty who has/have signed/Put T.I. before me.

Suz Adva

08-10-2024

Sworn and Verified
Before Me

C.P. MISRA
C.P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO 20914
EXPIRY DATE-15-3-2025