



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

JULI GARG
Acc No.-UP14298604
MATHURA

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.)

: IN-UP49233914822760T
: 17-Mar-2021 05:28 PM
: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
: SUBIN-UPUP1429860485806589040043T
: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
: Article 19 Certificate or other Document
: NA
: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
: NA
: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
: 100
(One Hundred only)



Please write or type below this line
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Neeraj Sharma S/o Mr. Girdhari Lal Sharma duly authorized by SJP Global Limited, promoter of the proposed project, vide their Board resolution dated 24.06.2021.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, Undertake and state as under:

1. That promoter has a legal title to the land on which the development of the proposed project is proposed and a legally valid authentication of title of such land is enclosed herewith.

Ramvir Singh Advocate
Public Notary, Mathura

S.J.P. GLOBAL LTD.
Neeraj Sharma
Auth Sign.

Statutory Alert:

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

2. That above said land of the project is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is on or before 04.04.2026.
4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 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.

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Ramvir Singh Advocate
Public Notary, Mathura

S.J.P. GLOBAL LTD.
Deponent
Auth Sign.

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 MATHURA on 26th day of July 2021

The Content of the affidavit read over and explained to Shri. Shri. S. J. P. Global Ltd. who is identified by Shri. M. K. S. O. on oath attested by me. S.No. 26/07/21 at my office with charged fees Rs. 50

S.J.P. GLOBAL LTD.
Deponent
Auth Sign.

I Know Shri. A. K. Singh
He Has Signed before me

Ramvir Singh
Advocate Mathura
Dist. Court, Mathura



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INDIA NON JUDICIAL

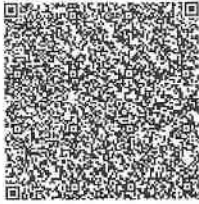
Government of Uttar Pradesh

e-Stamp

JULI GARG

Acc No.-UP14298604
MATHURA

Certificate No.	: IN-UP49233253077154T
Certificate Issued Date	: 17-Mar-2021 05:28 PM
Account Reference	: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1429860485805653580445T
Purchased by.	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Description of Document	: Article 19 Certificate or other Document
Property Description	: NA
Consideration Price (Rs.)	:
First Party	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Second Party	: NA
Stamp Duty Paid By	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

Affidavit cum Declaration for New Project (Shri Radha Gulmohar-2) Confirmation

Affidavit cum Declaration of Mr. Neeraj Sharma S/o Mr. Girdhari Lal Sharma duly authorized by SJP Global Limited, promoter of the project- Shri Radha Gulmohar-2, vide their Board resolution dated 24.06.2021 for new project confirmation.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, Undertake and state as under:

Ramvir Singh Advocate
Public Notary, Mathura

S.J.P. GLOBAL LTD
Neeraj Sharma
Auth Sign.

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3. In case of any discrepancy please inform the Competent Authority.

That in terms of Section 3(1) of Real Estate (Regulation and Development) Act, 2016 we have not advertised, marketed, booked, sold or offered for sale, or invited persons to purchase in any manner for the said project under reference.

That in terms of Section 3(1) of Real Estate (Regulation and Development) Act, 2016, the said project under reference is not ongoing project.

S.J.P. GLOBAL LTD
Deponent Auth Sign

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 Mathura on 26th Day of July 2021

S.J.P. GLOBAL LTD
Deponent Auth Sign
Deponent



Ramvir Singh Advocate
Public Notary, Mathura

I the Content of the affidavit
Document read over and explain
to Shri. Neeraj S
who is identified by Shri. mk
on oath attested by me. 49
S.No. 26/07/21
at my office and attested by me.

I Know Shri. 4/20/21
He Has Signed before me

Ramvir Singh
Advocate Mathura
Dist. Court Mathura



सत्यमेव जयते

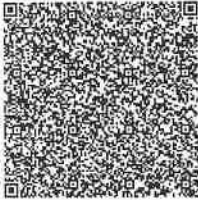
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Jul
JULI GARG
Acc No. -UP14298604
MATHURA

Certificate No.	: IN-UP26409433204935T
Certificate Issued Date	: 06-Aug-2021 01:49 PM
Account Reference	: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1429860441244103371658T
Purchased by	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	:
First Party	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Second Party	: NA
Stamp Duty Paid By	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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



S.J.P. GLOBAL LTD.
Neeraj
Auth Sign.

Ramvir Singh Advocate
Public Notary, Mathura

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FORM-RA-1
Affidavit for Bank Account of Project

To,
U.P. Real Estate Regulatory Authority
RajyaNiyojanSansthan (Naveen Bhavan)
Kala KankarMarg, Old Hyderabad
LUCKNOW (U.P.)-226007
Email: contactuprera@up-rera.in

Sub: Affidavit/Declaration of Bank Account of the Project-ShriRadhaGulmohar-2 (Residential)

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, Undertake and state that the following bank account have been opened for the project- **ShriRadhaGulmohar-2 (Residential)**

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.

	Collection Account	Separate Account	Transaction Account
Name on Account	SJP Global Ltd.- ShriRadhaGulmohar-2 - Collection Account	SJP Global Ltd.- ShriRadhaGulmohar-2 - payment Account	SJP Global Ltd.- ShriRadhaGulmohar-2 - Construction Account
Account Number	1159102100000071	1159102100000099	1159102100000080
Bank Name	PUNJAB NATIONAL BANK	PUNJAB NATIONAL BANK	PUNJAB NATIONAL BANK
Branch Address	BSA COLLAGE, MATHURA	BSA COLLAGE, MATHURA	BSA COLLAGE, MATHURA
IFSC Code	PUNB0115910	PUNB0115910	PUNB0115910



S.J.P. GLOBAL LTD.
Neeraj Singh
Deponent Auth Sign.

Verification

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

Verified by me at MATHURA on 06.....day of August, 2021

Ramvir Singh Advocate
Public Notary, Mathura

S.J.P. GLOBAL LTD.
Neeraj Singh
Deponent Auth Sign.

The Content of the affidavit
Document read over and explained
to Shri. *Neeraj Singh*
who is identified by Shri. *LS*
on oath witnessed by
S.No. *06/08/21*
at my office and date *06/08/21*

I Know Him
He Has Signed before me

Ramvir Singh
Advocate Notary
Dist. Court, Mathura