



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

राजेन्द्र कुमार ला0 न0-17
पुरानी लखीम, झांसी
Acc. Code-UP-122000

Certificate No.	: IN-UP34046426787782T
Certificate Issued Date	: 16-Nov-2021 12:34 PM
Account Reference	: NEWIMPACC (SV)/ up14200704/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	: SUBIN-UPUP1420070457923212279571T
Purchased by	: JAI BABA PROPERTIES AND DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: JAI BABA PROPERTIES AND DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: JAI BABA PROPERTIES AND DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



.....Please write or type below this line.....

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 Jai Baba Properties & Developers Pvt. Limited Promoter of the proposed project/duly authorized by the promoter or the proposed project, vide its /his/their authorization dated September 07, 2021

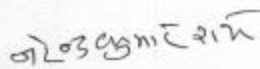
I Promoter of the proposed project/duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. Jai Baba Properties & Developers Private Limited have a legal title to the land on which the development of the project is proposed 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 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 Promoter in 60 months.
4. That, seventy percent of the amounts realized 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 the 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 and engineer, 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 month 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 is 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, 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 plot ,as the case may be, on any grounds.


Deponent

VERIFICATION

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

