



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP68246440482614T  
Certificate Issued Date : 20-Apr-2021 11:32 AM  
Account Reference : NEWIMPACC (SV)/ up14149904/ JHANSI SADAR/ UP-JHS  
Unique Doc. Reference : SUBIN-UPUP1414990424055076731443T  
Purchased by : JDA SACHIV  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : JDA SACHIV  
Second Party : NA  
Stamp Duty Paid By : JDA SACHIV  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

FORM B  
[See rule 3(4)]

Affidavit cum Declaration of M/s Jhansi Development Authority Promoter of the project-  
Construction of 2BHK & 3BHK flat (Group Housing) of Betwa Vihar Awasiya Yojna  
Village- Booda Jhansi.

I, Jitendra Singh Saharwar, Assitant Town Planner, Jhansi Development Authority, Jhansi for  
and on behalf of Vice Chairman, Jhansi Development Authority promoter of the project 2BHK  
Construction of 2BHK & 3BHK flat (Group Housing) of Betwa Vihar Awasiya Yojna  
Village- Booda Jhansi. do hereby solemnly declare, undertake and state as under.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App. (Stock Holding)
2. The onus of checking the legitimacy is on the user of this certificate.
3. In case of any discrepancy please inform the Controller, Authority.

JSL  
19.04.21

1. **Jhansi Development Authority** 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.
3. That the time period within which the project shall be completed by me/promoter is **18 months**.
4. That seventy percent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 be 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
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 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.

### Verification

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

Verified by me at Jhansi on this 19<sup>th</sup> day of April 2021

7/2 19.04.21  
(जितेन्द्र सिंह सहरवार)  
सहायक नगर नियोजक  
झाँसी विकास प्राधिकरण, झाँसी

7/2 19.04.21  
(जितेन्द्र सिंह सहरवार)  
सहायक नगर नियोजक  
झाँसी विकास प्राधिकरण, झाँसी

Serial No. 3422/2021  
Certified that the foregoing statement  
sworn before me this day at Jhansi  
by Shri/Smt./Kum. M.S. Jhansi Development Authority  
to whom the contents of this affidavit have  
been read over and explained and who  
is identified by me and who  
Received the legal fee Rs. 50.00

Jugal Kishore Tripathi  
Notary Advocate  
Notary Jhansi District 22.4.21

