

JAI BHAGWATI INFRADEVELOPERS PRIVATE LIMITED

67, Ansal Basera, Estate Sutimil, Jhansi - 284003 Uttar Pradesh

E-Mail : - fca.jpg@gmail.com

CIN : U45400UP2007PTC034120

AUTHORIZATION LETTER FOR RERA COMPLIANCES:

“Resolved that Mr. Jagdish Chandra Gupta S/o Sitaram Gupta residing at 376, Gwalior road, Civil Lines, Jhansi, 284003, **the Director of the company** is been authorized to complete all the formalities and to sign all the related documents in regard of RERA compliances.

↑
For JAI BHAGWATI INFRA DEVELOPERS PRIVATE LIMITED

D. K. Agarwal

DIRECTOR

DEEP KUMAR AGARWAL  Jai Bhagwati Infra Developers Pvt. Ltd.

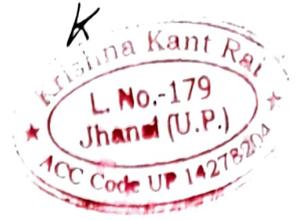
DPIN- 02901461

Director



**INDIA NON JUDICIAL
Government of Uttar Pradesh**

e-Stamp



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|----------------------------------|--|
| Certificate No. | : IN-UP01564712955017V |
| Certificate Issued Date | : 05-May-2023 04:07 PM |
| Account Reference | : NEWIMPACC (SV)/ up14278204/ JHANSI SADAR/ UP-JHS |
| Unique Doc. Reference | : SUBIN-UPUP1427820497595214392880V |
| Purchased by | : JAI BHAGWATI INFRA DEVELOPERS PVT LTD |
| Description of Document | : Article 4 Affidavit |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : |
| First Party | : JAI BHAGWATI INFRA DEVELOPERS PVT LTD |
| Second Party | : Not Applicable |
| Stamp Duty Paid By | : JAI BHAGWATI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Amount(Rs.) | : 100 (One Hundred 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 YLS Dreams Promoter of the proposed project/duly authorized by the promoter or the proposed project, vide its /his/their authorization dated April 28, 2023

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

(Handwritten signature)

Cautionary Alert:

Authenticity of this stamp certificate should be verified at www.shalestamp.com/ or using e-Stamp Mobile App of Stock Holding Corporation of India. The details on this Certificate and as available on the website / Mobile app readers it is valid. The responsibility of the integrity is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

1. Jai Bhagwati Infra Developers Private Limited have/has a legal title to the land on which the development of the project is proposed have /has a legal title to the land on which the development of the proposed project is to be carried out

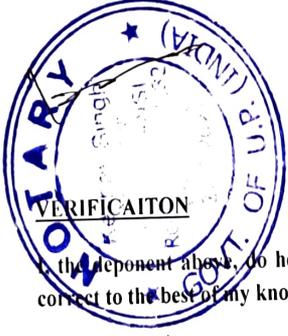
AND

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

- 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 28.04.2023 to 27.04.2028
- 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 an 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 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 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 apartment, plot or building, as the case may be, on any grounds.

Deponent

[Handwritten Signature]



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.

Serial No. 1105
 Certified that the foregoing statement
 sworn before me this 05/04/23
 by *Jagdish Chandra Singh*
 to whom this affidavit have
 been read and explained and
 is true and correct to the best
 of my knowledge and belief
 Notary Public
 8
 05.2023