



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

JULI GARG
Acc No.-UP14298604
MATHURA

Certificate No.	: IN-UP68754502889653T
Certificate Issued Date	: 17-Sep-2021 02:45 PM
Account Reference	: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1429860426505088892734T
Purchased by	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Description of Document	: Article 19 Certificate or other Document
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Second Party	: Not Applicable
Stamp Duty Paid By	: S J P GLOBAL LTD 111 SHRI JAMUNADHAM MATHURA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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 03.11.2021.

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

M/s SJP Global Ltd
Neeraj Sharma
Auth. Signatory

Statutory Alert:

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

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.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the promoter is on or before 02-11-2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

12
03/11/2024
Ramvir Singh
Public Notary, Mathura

M/s SIP Global Ltd.
Neeraj Kumar
Auth. Signatory

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.

M/s SJP Global Ltd.
Neeraj Sharma
Auth. Signatory

Deponent

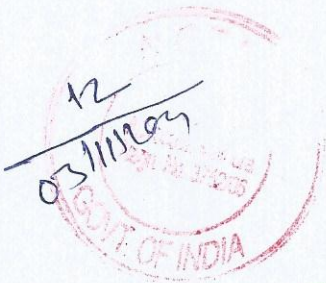
Verification

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 MATHURA on 3rd day of November, 2021

M/s SJP Global Ltd.
Neeraj Sharma
Auth. Signatory

Deponent



Ramvir Singh Advocate
Public Notary, Mathura

I am the deponent of the affidavit
Document is true and correct and explicit
to the fact that
who is
on oath at
S.No. 12
at my office 03/11/2021

Ramvir Singh
Advocate Public
Distt. Court, Mathura

I Know Signatory
He Has Signed before me