

REGD. OFF:- 111, SHRI JAMUNA DHAM, GOVERDHAN ROAD, MATHURA-281004
Tel: (0585) 2425038, 2421412 Fax: 0565- 2425051 E-mail: info@shrigroup.net www.shrigroup.net
CIN-U70102UP2010PLC040335

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN MEETING OF THE BOARD OF DIRECTORS OF SJP GLOBAL LIMITED HELD ON THURSDAY 21ST OCTOBER 2021 AT 111, SHRI JAMUNA DHAM, GOVERDHAN ROAD- MATHURA, UTTAR PRADESH

DELEGATION OF AUTHORITY TO MR. NEERAJ SHARMA

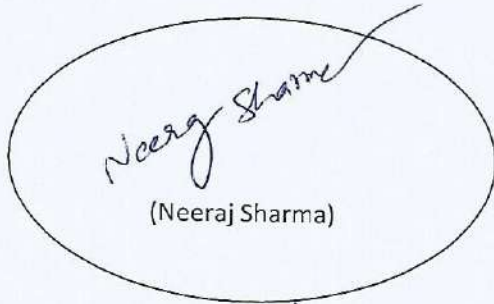
“RESOLVED THAT the consent of the Board of Directors of the company be and is hereby accorded to file an application under The Real Estate (Regulation and Development) Act, 2016 for registration of upcoming project “Shri Radha Gulmohar- 4” at Mauja Satoha Asgarpur and Nagla Sadola, Goverdhan Road, Mathura, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Neeraj Sharma (PAN: AYSPS8056Q) S/o Mr. Girdhari Lal Sharma, R/o B-64, Geeta Enclave, Krishna Nagar, Mathura, Uttar Pradesh, 281004 as authorized signatory be and is hereby individually/severally authorized to sign and submit applications, forms, affidavit, undertakings and all other requisite documents as may be necessary for registration of the above said Project under The Real Estate (Regulation and Development) Act, 2016; to represent the Company before all concerned departments/authorities under The Real Estate (Regulation and Development) Act, 2016; to deposit all types of fees/charges and to do all acts, deeds and things time to time as may be required in this regard and also authorized to appoint any person/consultant for above work through Vakalatnama/Power of Attorney/ Authority Letter. His Signature shall be sufficient authority to bind the company in all transactions made on behalf of the company.”

The Specimen Signature of Mr. Neeraj Sharma is hereunder:

**Certified True Copy
For SJP Global Limited**


**Pradeep Kumar
Managing Director
DIN: 00430335
Address: 82, Goverdhan
Crossing Shri Jamunadham
Krishna Nagar Mathura,
Uttar Pradesh-281004**


(Neeraj Sharma)




INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP32584587552147W

e-Stamp

ACC Name: Govind
Stamp Vendor
Licence No: 1/2-23
E-Stamp: 100
Tahsil Sadar, Mathura

Certificate No. : IN-UP32584587552147W
Certificate Issued Date : 01-Aug-2024 02:58 PM
Account Reference : NEWIMPACC (SV)/ up14791404/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference : SUBIN-UPUP1479140461793236488842W
Purchased by : SJP GLOBAL LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SJP GLOBAL LTD
Second Party : Not Applicable
Stamp Duty Paid By : SJP GLOBAL LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



₹100

Please write or type below this line



SJP Global Ltd.
Neejay
Authorised 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.

To,
The Technical Advisor
U.P. Real Estate Regulatory Authority
Rajya Niyojan Sansthan (Naveen Bhavan)
Kala Kankar Marg, Old Hyderabad
LUCKNOW (U.P.)-226007
Email: contactuprera@up-rera.in

Affidavit cum Declaration for New Project (Shri Radha Gulmohar-4 EWS AND LIG)
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-4 EWS AND LIG, vide their Board resolution dated 03-11.2021 For new project confirmation.**

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

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.

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 1st Day of August 2024

SJP Global Ltd.
Neeraj Sharma
Authorized Signatory
Deponent

SJP Global Ltd.
Neeraj Sharma
Authorized Signatory
Deponent

The contents of the affidavit of the promoter
read over & Explained Shri.....
who is identified By Shri.....
& on oath attested today on.....
at my office & Noted down in the.....
register at No.....
& charged fees.....

Sumit Agrawal
Advocate
Notary Public, Mathura

I Know Shri/Smt.....
He/She Has Signed before
Neeraj Sharma
Sig Identity



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP32585657611553W

e-Stamp

Stamp Vendor
Licence No. 1/2-33
E-Stamp
Tehsil Sadar Dist. Mathura

Certificate No. : IN-UP32585657611553W
Certificate Issued Date : 01-Aug-2024 02:59 PM
Account Reference : NEWIMPACC (SV)/ up14791404/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference : SUBIN-UPUP1479140461790812965993W
Purchased by : SJP GLOBAL LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SJP GLOBAL LTD
Second Party : Not Applicable
Stamp Duty Paid By : SJP GLOBAL LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

[Signature]
01/8/24

SJP Global Ltd.

Authorised Signatory

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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.

To,
The Technical Advisor
U.P. Real Estate Regulatory Authority
Rajya Niyojan Sansthan (Naveen Bhavan)
Kala Kankar Marg, Old Hyderabad
LUCKNOW (U.P.)-226007
Email: contactuprera@up-rera.in

Affidavit cum Declaration For the Project Shri Radha Gulmohar-4 EWS AND LIG

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:

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.

SJP Global Ltd

Authorised Signatory

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.

SJP Global Ltd.
Neeraj Shah
Authorised 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.

SJP Global Ltd.
Neeraj Shah
Authorised Signatory

Deponent

Verified by me at MATHURA on 01 day of August, 2024



The contents of the affidavit read over & Explained Shri. 578662 who is identified By Shri. 288 & on oath attested today on 01/8/24 at my office & Noted down in the register at No. 288 and charged fees. 288

Babita Agrawal Advocate
Notary Public, Mathura

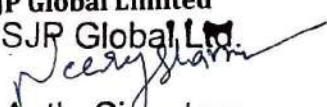
I Know Shri/Smt. 578662 He/She Has Signed before

Sig Identity

ATTACHEMENT FOR POINT NO -2

DETAILS OF ENCUMBRANCES	
PARTICULARS	DETAILS
PROJECT NAME-	SHRI RADHA GULMOHAR-4-EWS AND LIG
PROPERTY DETAILS ADDRESS-	MAUZA- SATOHA ASGARPUR AND NAGLA SADOLA, MATHURA.
LENDER NAME-	ECL FINANCE LIMITED
SANCTIONED LOAN AMOUNT-	1. Land situated at Mauza- Satoha Asgarpur and Nagla Sadola, measuring area 2,80,322 SQM has been mortgaged with lender as security against the loan of Rs. 43 Cr. 2. Out of Total land area of 2,80,322 SQM promoter has got approval of Project Shri Radha Gulmohar-3 measuring area 1,42,556 SQM, Project Shri Radha Gulmohar-4 measuring area 99236 SQM from the Mathura Vrindavan Development Authority and Project Shri Radha Gulmohar-5 measuring area 16014.69 SQM.

For SJP Global Limited
For SJP Global Ltd.


Auth. Signatory
Authorise Signatory



CIVIL COURT MATHURA

CERTIFICATE OF ENCUMBRANCE AND TITLE OF LANDFORMING PART OF PROJECT SHRI RADHA GULMOHAR-4-EWS AND LIGCONSISTING KHASRA NO.-149(P)SITUATED AT MAUZA SATOHA ASGARPU, TEHSIL & DISTT. MATHURA.

PROMOTER: S J P GLOBAL LIMITED

ADDRESS : 111, SHRI JAMUNA DHAM, GOVERDHAN ROAD, MATHURA-281004

- 1- I have examined the Title Deed and other related documents to the schedule properties (As per Annexure A) to be used by the promoter for development of Project.
- 2- I confirm that I have made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) office(s), Revenue Records, (Wherever applicable). I do not find anything adverse which would prevent the Title Holders from development and Transfer the Subjected Land in any manner whatsoever.
- 3- On the basis of scrutiny of Land Records/Revenue Records and relative Title Deeds obtained from the concerned registrar office and encumbrance certificate (EC) obtained by me and documents provided by promoter; I hereby certify that title deeds as per Annexure "A" were mortgaged with ECL Finance Limited vide Indenture of Mortgage Deed dated 06th February, 2020 registered with the Sub-registrar Mathura on 06/02/2020 with registration Number 217 of 2020.
- 4- I certify that S.J.P. Global Ltd has an absolute, clear and Marketable title and there is no encumbrances existed mentioned in para 3 supra over the Schedule properties consisting Khasra No. 149 (P) SITUATED AT MAUZA SATOHA ASGARPU, TEHSIL & DISTT. MATHURA (As per Annexure A).

Place: Mathura

Dated: 29-08-2024


SAURABH SHRIVASTAVA
Signature of Advocate
Saurabh Shrivastava
B-59, Moti Kunj Extension
Near Mama Ki Tal, Mathura
Mob. 9412627509

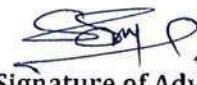
ANNEXURE

**Land Details of the Project Shri Radha Gulmohar-4-EWS AND LIG
Mauza- Satoha Asgarpur**

S. No.	KHATA NO	Khasra No.	Net Area as per Khatoni (SQM)	Area Used (SQM)	Registry / Exc. Order No	Registry/ Exc. Order Date
1	33	149 (P)	5,960.00	2,150.00	14660	06-08-13
Total				2,150.00		

Place: Mathura

Dated: 29-08-2024


SAURABH SHRIVASTAVA
Signature of Advocate
Saurabh Shrivastava
B-59, Moti Kunj Extension
Near Mama Ki Tal, Mathura
Mob. 9412627509