



## INDIA NON JUDICIAL

**Government of National Capital Territory of Delhi**

## e-Stamp

Certificate No.	:	IN-DL48538765617187W
Certificate Issued Date	:	04-Sep-2024 11:52 AM
Account Reference	:	IMPACC (IV)/ dl898003/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL89800349616029950614W
Purchased by	:	BHARAT AGARWAL
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	BHARAT AGARWAL
Second Party	:	NOT APPLICABLE
Stamp Duty Paid By	:	BHARAT AGARWAL
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)



100

Please write or type below this line



### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bharat Agarwal duly authorized by the promoter M/s JOP Infra Private Limited, of the proposed project vide their Board Resolution dated 9<sup>th</sup> Day of July 2024;

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



Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at [www.shcilestamp.com](http://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 lies 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 (by the way of JDA with the land owner) on which the development of the project is proposed
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 27<sup>th</sup> June 2029.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

.....  
Deponent

#### Verification

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

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

.....  
Deponent



**ATTESTED**  
NOTARY PUBLIC  
DELHI  
- 4 SEP 2024



सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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## e-Stamp

Certificate No.	: IN-DL48535336011231W
Certificate Issued Date	: 04-Sep-2024 11:50 AM
Account Reference	: IMPACC (IV)/ dl898003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL89800349608036141711W
Purchased by	: BHARAT AGARWAL
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BHARAT AGARWAL
Second Party	: NOT APPLICABLE
Stamp Duty Paid By	: BHARAT AGARWAL
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



## AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s JOP Infra Private Limited for project 'JOP STELLA', situated at Kh. No.2099M & 2100M Village Behta Hanzipur, Pargana, Loni, Ghaziabad.

I, Bharat Agarwal, Director of M/s JOP Infra Private Limited, hereby solemnly undertake on behalf of M/s JOP Infra Private Limited as follows:



Statute of Limitations

**Statutory Alert:**  
1. The authenticity of this Stamp Certificate should be verified at [www.shcilestamp.com](http://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 verifying the legitimacy lies on the users of the certificate.  
3. In case of any discrepancy please inform the Competent Authority.

1) That as on date no booking, sale or advertisement has taken place in the Project 'JOP STELLA', developed under the name of M/s JOP Infra Private Limited.

2) That no other project is registered under RERA on the Kh. No.2099M & 2100M Village Behta Hazipur, Pargana, Loni, Ghaziabad, which is mentioned for the concerned project i.e., 'JOP STELLA'.

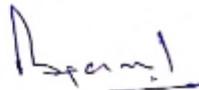
Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me on this 04<sup>th</sup> day of September 2024.

Place: New Delhi

  
AUTHORIZED SIGNATORY





  
ATTESTED  
NOTARY PUBLIC  
DELHI

- 4 SEP 2024

