



उत्तर प्रदेश UTTAR PRADESH

13AE 285254

**FORM 'B'**  
[See rule 3 (4)]

**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 Mr. Jugal Sachdeva (Partner) duly authorized by the JKR Infotech (promoter) of the proposed project.

I, Mr. Jugal Sachdeva 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 project is proposed.

2. That the said land is free from all encumbrances.

SWORN VERIFIED  
BEFORE ME  
13/02/2023  
(Advocate)  
Date 9/2/2023

*Sachdeva*

अथ

संज्ञा निम्नलिखित

संज्ञा का अर्थ जहाँ का प्रयोग

संज्ञा का अर्थ जहाँ का अर्थ जहाँ का

संज्ञा का अर्थ जहाँ का

वी० के०

संज्ञा का अर्थ जहाँ का अर्थ जहाँ का

0253

01/9/20

संज्ञा का अर्थ जहाँ का

संज्ञा का अर्थ जहाँ का

10-

10/3/20

4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

  
Deponent

#### Verification

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

SWORN VERIFIED  
Before me at Lucknow on 09-09-2020.  
  
Kumar Singh  
(Advocate)  
Date 9/9/2020

  
Deponent

I know and identify the deponent who has signed got it before me.





# JKR INFRATECH

27-II, Gokhale Marg, Lucknow-226001

+91-9935352222

+91-9935432222

Ref. :

Date : .....

## TO WHOMSOEVER IT MAY CONCERN

### **Declaration for Authorised Signatory**

We, Kamal Sachdeva; Rekha Sachdeva; Pooja Sachdeva; Jugal Sachdeva and Sonia Sachdeva (Partners of "JKR Infratech") hereby solemnly authorize **Mr. Jugal Sachdeva** (PARTNER) to act as Primary authorized signatory for our firm "JKR Infratech" in all the matters and representations related to various authorities, be it UP RERA, GST Departments, Income tax Authority, Tribunals, Courts etc.

**Mr. Jugal Sachdeva** (PARTNER) of "JKR Infratech" is authorized to enter into agreements; verify execute and submit the necessary documents on behalf of firm including the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal/Court/Arbitration proceedings on behalf of the entity to sign and verify the pleadings; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes."

Name of all Partners	Signature
Kamal Sachdeva	
Rekha Sachdeva	
Pooja Sachdeva	
Jugal Sachdeva	
Sonia Sachdeva	

The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Date: 01.09.2020

Place: Lucknow

For JKR INFRATECH

Rubber seal of the Firm

Partner

### **Acceptance as an authorized signatory**

Without any undue pressure, I, **Jugal Sachdeva** (Partner) hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business of JKR Infratech.

Date: 01.09.2020

Place: Lucknow

JUGAL SACHDEVA

(Partner)