

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP57900943736888V
Certificate Issued Date : 12-Jul-2023 03:16 PM
Account Reference : NEWIMPACC (SV)/ up14252704/ MURADABAD SARAFI UP-MRD
Unique Doc. Reference : SUBIN-UPUP1425270410880896321800V
Purchased by : SANDEEP BAJAJ SO DHARAM PAL BAJAJ
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SANDEEP BAJAJ SO DHARAM PAL BAJAJ
Second Party : Not Applicable
Stamp Duty Paid By : SANDEEP BAJAJ SO DHARAM PAL BAJAJ
Stamp Duty Amount(Rs.) : 10
(Ten only)

सत्यमेव जयते



₹10

IN-UP57900943736888V

Please write or type below this line



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.

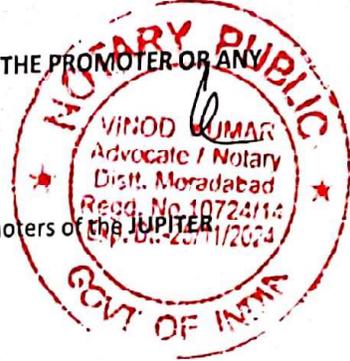
FROM 'B'

[See rule3(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. SANDEEP BAJAJ duly authorized by the promoters of the JUPITER LAMINATORS PRIVATE LIMITED, vide their authorization dated 01/06/2023



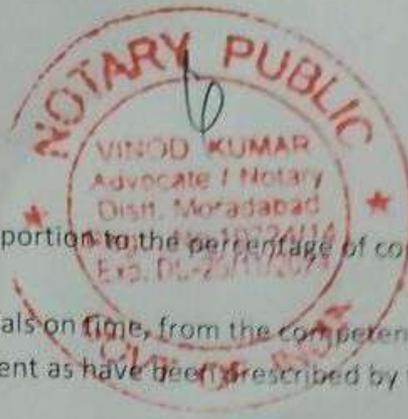
I, SANDEEP BAJAJ, duly authorized by promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed

AND

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

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details-That the 1971.61 sq. meter land from the total project land of 15253.28 sq. meter land is mortgage with Moradabad Development Authority, Moradabad.
3. That the time period within which the project shall be completed by promoter is 15/03/2028.
4. That seventy per cent 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 document 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.

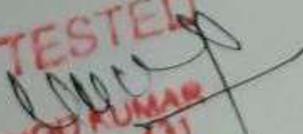

Deponent

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 12th day of July, 2023.


Deponent

ATTESTED

VINOD KUMAR
Ch. No.- 431
Advocate / Notary
Distt. Moradabad
12.07.23