

प्रमोद कुमार (स्टाम्प विक्रेता)
ला10 नं0 281
33 नवयुग मार्केट गाजिबाद
मो0 9211681000

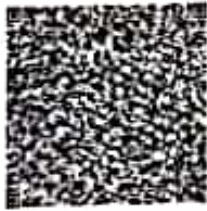


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP72319218487621T
Certificate Issued Date : 15-May-2021 07:51 PM
Account Reference : NEWIMPACC/ up14071204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407120432191947824659T
Purchased by : SJP HOTELS AND RESORTS PRIVATE LIMITED
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SJP HOTELS AND RESORTS PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : SJP HOTELS AND RESORTS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Handwritten signature

.....Please write or type below this line.....



01 SEP 2021

Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Stock Exchange. Any discrepancy in the details on the Certificate and its available on the website / Mobile App renders it invalid.
2. The e-stamp certificate is not valid unless the user of the certificate has verified the authenticity of the certificate with the Competent Authority.

FORM B

[See rule3(4)]

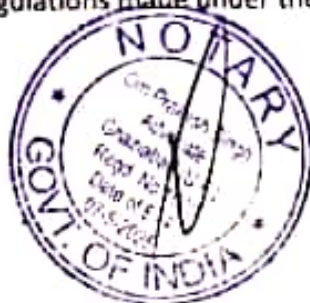
Affidavit cum Declaration

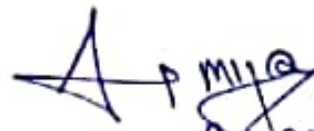
Affidavit cum Declaration of Mr. Sunil Miglani (Director) SJP Hotels and Resorts Pvt. Ltd. of the proposed project, Migsun Janpath, situated at International Business Bay-1, Sushant Golf City, Sulatanpur Road, Lucknow, do hereby solemnly declare, undertake and state as Under:

1. SJP Hotels and Resorts Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authentic copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the details of encumbrances are as below;

S. No.	Bank Name	Amount (in Crore)
1.	Allahabad Bank (Now merged with Indian Bank)	2.80
2.	HDFC Bank Limited	1.10
Total		3.90

3. That the time period within which the project shall be completed by promoter by December 2024.
4. That seventy percent of the amount 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 as shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of project, shall be withdraw in promotion to the percentage of completion of the project.
6. That the amounts from separate account shall be withdrawn after it is certified by an Engineer as Architect and a chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. The Promoter shall get the accounts audited within six months after the end of every financial year by an charged accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and is shall be verified during 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.




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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.

Verification

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


Verified by me at Ghaziabad on this ____ day of ____ 2021.



01 SEP 2021



ATTESTED



OM PRAKASH SINGH
Notary, Ghaziabad