

उत्तर प्रदेश UTTAR PRADESH

EN 658230

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pradeep Kumar Agrawalla, S/o Sh. Indra Prasad Agrawalla, R/o 5, Sunder Nagar, New-Delhi duly authorized by **M/s JLG Properties Private Limited** having its Registered Office at 22-A, Janpath, New-Delhi, the promoter of the proposed project namely "**SAWASDEE JLG Galleria**", situated at H-1, Sector-63, Noida, UP, 201301, vide its authorization at the Board Meeting of Directors dated **25-06-2018**.

I, duly authorized by the promoter of the Project "**SAWASDEE JLG Galleria**" do hereby solemnly declare, undertake and state as under:

1. That **M/s JLG Properties Private Limited** has a legal title to the land on which the development of the project is proposed.
2. That New Okhla Industrial Development Authority having its address at Administrative Complex Sector 6, Noida – 201301 District- Gautam Budh Nagar, Uttar Pradesh has first charge on the said land of the project as "Part Lease Premium" of the land is recovered by NOIDA in installments.
3. That the time period within which the project shall be completed by the promoter is **30-06-2022**.



For JLG Properties Pvt. Ltd.

P. U. Agrawalla
Authorised Signatory

25 FEB 2019

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 Shop / Commercial Unit, as the case may be, on any grounds.

For JLG Properties Pvt. Ltd.

V. C. Sharma
Authorised Signatory,
Deponent

Verification

V. C. Sharma

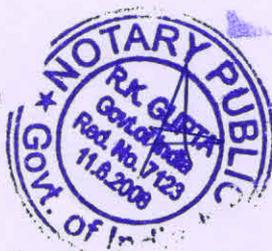
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Noida on this 18th February-2019.

For JLG Properties Pvt. Ltd.

V. C. Sharma
Authorised Signatory
Deponent

V. C. Sharma



ATTESTATION

R.K. Gupta
Notary Public
Govt. of India

25 FEB 2019