



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 23-July, 2029.
4. That seventy percent 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 development & construction and the land cost 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time from the Competent Authorities.
9. That I / promoter has/ have furnished other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any plot/villa/shop/commercial, on any grounds.

Sanfran Developer Pvt. Ltd.

Deponent

*Prishra*  
Auth. Sign.

**Verification**

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

Sanfran Developer Pvt. Ltd.

*Prishra*  
Auth. Sign.  
Deponent

Verified by me at Jhansi on this 9<sup>th</sup> December. 2024.



Serial No..... 140/25  
 Certified that the foregoing statement  
 sworn before me this day at.....  
 by Shri/Smt./Kum. Sanfran  
 to whom the contents of this affidavit have  
 been read over and explained and who  
 is identified by Shri.....  
 Received the legal fee Rs. 50/- each

17.1.2025  
 RAJESH DWIVEDI  
 ADVOCATE  
 NOTARY JHANSI DISTRICT







**SANFRAN DEVELOPER PVT. LTD.**  
**DELIVERING A BETTER FUTURE**  
**AN ISO 9001:2015 CERTIFIED CO.**

**CERTIFY COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SANFRAN DEVELOPER PVT. LTD. HELD IN THE MEETING ON 2<sup>nd</sup> SEP. 2024 AT REGISTERED OFFICE SANFRAN SQUARE, A-73, SECTOR -2 NOIDA- 201301 AT 11:30 A.M.**

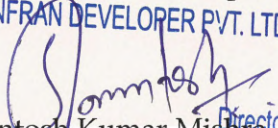
**“RESOLVED THAT** Mr. Jagdish Kumar Mishra s/o Mr. Vishwanath Mishra R/o A-01, Green Homes City, Near Mustra Railway Station, Jhansi, U.P- 284001 having Adhaar No. 8507 6665 3423 as capacity of Director be and is hereby authorized to sign and execute all the necessary documents related to RERA before Hon’ble Real State Regulatory Authority at Lucknow U.P on behalf of the company.

**RESOLVED FURTHER THAT** Mr. Jagdish Kumar Mishra is also authorized to represent us before RERA U.P., department or any person for accomplishment of the aforesaid matters.

**RESOLVED FURTHER THAT** A certified true Copy of the aforesaid resolution be submitted / file before any of the concerned department / persons for the accomplishment of the same.

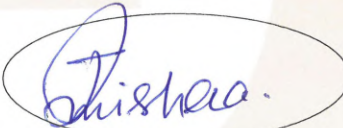
For- Sanfran Developer Pvt. Ltd.

**SANFRAN DEVELOPER PVT. LTD.**

  
Santosh Kumar Mishra  
Director (DIN-03498458)

Place - Noida

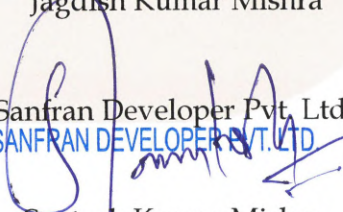
Date - 02<sup>nd</sup> Sept 2024



Jagdish Kumar Mishra

For Sanfran Developer Pvt. Ltd.

**SANFRAN DEVELOPER PVT. LTD.**

  
Santosh Kumar Mishra  
Director (DIN-03498458)

**Sanfran Developer Pvt. Ltd.**

**Corp. Office :** Sanfran Square, A-73, Sector-2, Noida NCR-201301 **Ph:** 0120-4113884

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**CIN No.:** U70102UP2011PTC107619