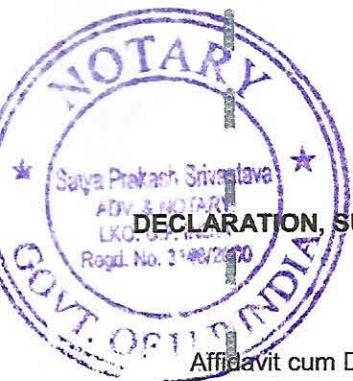


उत्तर प्रदेश UTTAR PRADESH

EX 748573

29 MAY 2024



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 M/s JUGAL KISHORE & NDBG SAGE CITY LLP promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s JUGAL KISHORE & NDBG SAGE CITY LLP 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 authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter is 09/03/2024.

4. That seventy percent 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.

Signature T.A. Attested

JUGAL KISHORE & NDBG SAGE CITY LLP

Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Gurdeep Singh
Director

9/10/19
5801.00
ND B-
for Aug
LLP

म.सं.
स्टाम्प विवरण की तिथि
स्टाम्प प्रत्येक करले का प्रमाण
स्टाम्प कैंता का नं. व पुरा पता
स्टाम्प की धारण
घनश्याम सुन्दर स्टाम्प डिपेंडेंसी
लाइसेंस नं. 196
लाइसेंस की तारीख 31-3-2024
6190 डिपेंडेंसी, लखनऊ

INDIA KISHORE & MOH SAGE CITY LLP

Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the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

7. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any plot on any ground.

JUGAL KISHORE & NDBG SAGE CITY LLP

Gurkinder Singh
Deponent
Director

Verification

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

JUGAL KISHORE & NDBG SAGE CITY LLP

Verified by me at on this day of 11 July-2019

Gurkinder Singh
Director
Deponent

I declare that the details and documents uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Signature T.L. Antastedi

Satya Prakash Srivastava
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P.

Identify the deponent/Executants
as signed/put T.L. before it

Ashok Dwivedi
Ashok Dwivedi
Advocate
Red. No. 2437/96
408/20, Kher Gali Chaurwaha, Iko.