



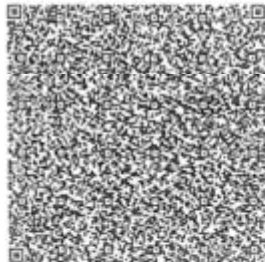
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL17386230200140L
 Certificate Issued Date : 22-May-2013 04:38 PM
 Account Reference : IMPACC (IV)/ dl806203/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL80620334054222010335L
 Purchased by : SMV AGENCIES PVT LTD
 Description of Document : Article Others
 Property Description : NA
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SMV AGENCIES PVT LTD
 Second Party : NA
 Stamp Duty Paid By : SMV AGENCIES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line.

This stamp paper may become part
 and parcel of Form-B for Registration
 of Tajuria Sunrise Greens, NH-24, G and H Block
 under UP RERA of M/s SMV Agencies Pvt. Ltd.
 Dated:- 31.12.2018



Rajkumar

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

FORM B
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajkumar Ramrakhiyani S/o Late Sh. Valla Ramin capacity of Director of SMV Agencies Pvt. Ltd. having its Corporate Office at Plot No. - 12A, SB - 64, 1st Floor, Jaipuria Sunrise Plaza, Indirapuram, Ghaziabad, ZIP - 201014 (The Company is Hereinafter referred to as the Promoter) of the Jaipuria Sunrise Greens, NH - 24 Block G and H Project (Hereinafter referred to as the Project) situated at Jaipuria Sunrise Greens, Village Shahpur Bumheta, NH - 24, Ghaziabad vide its authorization through Board Resolution dated 22.12.2018 do hereby solemnly declare, undertake and state as under:

1. That Promoter has legal title to the land on which the development of the project is going on.
2. That the Promoter Company has made the repayment of all the term loans facilities for completion of the project taken in the past and only exposure is the Overdraft Facility (i.e. OD) from Punjab & Sindh Bank, Large Corporate Branch, Madras Hotel Building, Connaught Place, New Delhi, ZIP - 110001. The Promoter is in process of getting the maximum portion released from the aforesaid Bank however the said Bank has agreed to issue NOC for the sale of the individual Plot therefore subject to the aforesaid property is free from all encumbrances, and is marketable.
3. That the time period within which the project shall be completed by promoter is 31.12.2020
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, has/is being deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and is being used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, has been 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.



Rajkumar

8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter has not discriminated against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Rajkumar
Deponent

Verification

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 Ghaziabad on this day of 31.12.2018

Rajkumar
Deponent

31 DEC 2018
ATTESTED
(Signature)
NOTARY PUBLIC
(INDIA)

