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NOTARIAL NOTARIAL

Suresh Kumar Adv. & Notary Distt. Lucknow R. No 31 (89)09

NOTARY GOVT. OF U.P. INDIA

उत्तर प्रदेश UTTAR PRADESH

81AE 408908

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 Mr./Ms. Obed Javed Promoter of the proposed project / dulyauthorized by the promoter of the proposed project, vide its/his/their authorization dated 17.07.2023;

I, Obed Javed Promoter of the proposed project / duly authorized by the promoter of the proposed project,do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project isproposed

OR

Jas Infratech LLP have/has a legal title to the land on which the development of the proposed projectis to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch owner and promoter for development of the real estate project is enclosed herewith.

Sworn and verified before me

SURESH KUMAR
Advocate & Notary Public
317/175 Ka/14, Near Majar Devi Das Marg
Niwal Ganj, Chowk Lucknow
Reg No 31 (89)09

JAS INFRATECH LLP

Partner

क्रम संख्या 1236

लाभ लिया की तिथि 10/8/23

प्रयोजन

लाभार्थी का नाम व पता

राशि की धनराशि 10

रामनाथ

राजकोष खाता का संख्या 31-03-2022

के 2022 जिला सिरोही राजस्थान

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

OR

That, details of encumbrances 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 me/Promoter is Forty Six Months.

4. That, seventy per cent 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 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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 utilized 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 have / has furnished such other documents as have been prescribed by the rule

And regulations made under the Act.

1. That, I / 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.

Deponent

JAS INFRATECH LLP

Partner

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true andcorrect to the best of my knowledge and I have not concealed any material facts.
Verified on this 17th July day of 2023

JAS INFRATECH LLP Deponent

Partner

Sworn and Verified before me

SURESH KUMAR
Advocate & Notary Public
17/175 Ka/14, Near Rajar Devi Das Marg
Niraj Ganj, Chowk Lucknow
Reg No 31 8 1 ...

NOTARY Suresh Kumar Adv. & Notary Distt Lucknow R. No 31 (A) 09 GOVT OF U.P. INDIA