

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES



INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

BS 765660

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 Sanjay Kumar Jain S/o Late Shraavan Kumar Jain R/o 12, Jain Milan Vihar, Muzaffarnagar, Director/Authorised signatory of M/s ASJ PROMOTERS & DEVELOPERS Pvt. Ltd. promoter of proposed project Paras Enclave.

I, Sanjay Kumar Jain Promoter of the Project do hereby solemnly declare, undertake and state as under :-

- 1- That I promoter have a legal title to the land on which the development of the project is proposed.
- 2- That the said land is free from all encumbrances.

PRERNA TYAGI
NOTARY
MUZAFFARNAGAR

25 APR 2019

NOTARY

Contd...2

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

GOVT. OF INDIA BS. 765661

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3- That the time period within which the project shall be completed by me/promoter is30/3/2024

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 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5- That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6- That the amount form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 period and the withdrawal had been in compliance with the proportion to the percentage of completion of the project.

PRERNA TYAGI
NOTARY
MUZAFFARNAGAR

NOTARY

Contd...3

25 APR 2016

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 rules and regulations made under the Act.

10- That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case be on any grounds.

NOTARY
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 Muzaffarnagar.

On this 25th day of April 2019



Deponent
NOTARY

I declare that the PAN Card, Aadhar No./ CIN No. 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 detail of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Prerna Tyagi
Deponent
NOTARY
DIST. MUZAFFARNAGAR

PRERNA TYAGI
NOTARY
MUZAFFARNAGAR
25 APR 2019

267
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उत्तर प्रदेश UTTAR PRADESH

शपथपत्र NOTARY 82AD 210955

शपथपत्र मिन्जानिब:- तकनीकी सलाहकार उत्तर प्रदेश भू सम्पदा विनियामक प्राधिकरण, लखनऊ।
शपथपत्र मिन्जानिब:- संजय कुमार जैन

- 1- यह कि मैं शपथपूर्वक ब्यान करता हूँ कि मेरा नाम संजय कुमार जैन पुत्र स्व० श्री श्रवण कुमार जैन निवासी 12 जैन मिलन विहार निदेशक ए०एस०जे० प्रमोटर्स एण्ड डवलपर्स तहसील व जिला मुजफ्फरनगर का निवासी हूँ।
- 2 - यह कि मैं शपथपूर्वक ब्यान करता हूँ कि मेरा नाम, पता सच व सही है।
- 3 - यह कि मैं शपथपूर्वक ब्यान करता हूँ कि मैंने एक लेआउट पत्रावली संख्या 659/2010 द्वारा मुजफ्फरनगर विकास प्राधिकरण से पास कराया था।
- 4 - यह कि मैं शपथपूर्वक ब्यान करता हूँ कि मैंने उक्त लेआउट को पुनः दिनांक 09-04-2019 को प्राधिकरण के पत्रांक 659/2010 दिनांक 09-04-2019 द्वारा संशोधित कराया था।
- 5 - यह कि मैं शपथपूर्वक ब्यान करता हूँ कि मैंने पूर्व में पास कराये गये लेआउट के अनुसार कोई भी विकास कार्य नहीं किया था। सभी विकास कार्य नये लेआउट के अनुरूप किये गये है। यह प्रोजेक्ट पूर्ण रूप से नया है।
- 6- यह कि मैं शपथपूर्वक ब्यान करती हूँ कि उपरोक्त धारा 1 ता 5 व तक मेरे निजी ज्ञान में सब सत्य है कुछ भी छिपाया नही गया है। ईश्वर मेरी मदद करे।

स्थान-मुजफ्फरनगर

दिनांक- 22-05-2019

NOTARY
MUJAFFERNAGAR DIST

22/5/19

NOTARY .Muzaffarnagar

Subscribed and sworn to before me today about
the contents of the above instrument by Shri
Sanjay Kumar Jain being the
owner of the property and
being duly identified to me by
the witnesses named in the instrument.

Signature of Notary

शपथकर्ता

Signature of Sanjay Kumar Jain