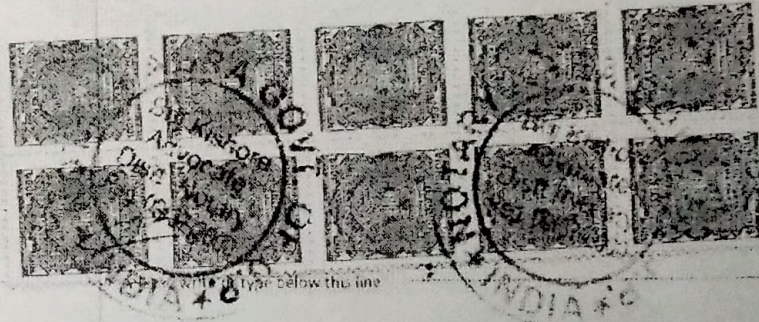




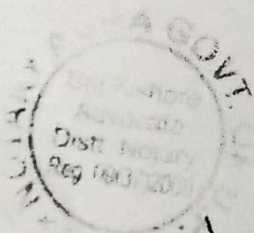
INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

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Certificate No. : IN-UP29301415221919V
Certificate Issued Date : 08-Feb-2023 12:28 PM
Account Reference : NEWIMPACC (SV)/ up14140704/ AGRA SADAR/ UP-AGR
Unique Doc. Reference : SUBIN-UPUP1414070452500064038868V
Purchased by : JAI SHREE SHYAM INFRATECH PVT LTD
Description of Document : Article 4 Affidavit
Property Description : FOR AFFIDAVIT
Consideration Price (Rs.) :
First Party : JAI SHREE SHYAM INFRATECH PVT LTD
Second Party : CAPABLE OFFICER
Stamp Duty Paid By : JAI SHREE SHYAM INFRATECH PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



For Jai Shree Shyam Infratech !
H-706
Partner



08/02/2023
8022023

FORM 'B'
[See rule3 (4)]

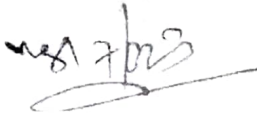
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

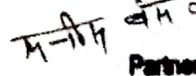
Affidavit cum Declaration of Mr. **Manish Bansal** (Partner) duly authorized by the promoter "M/s Jai Shree Shyam Infratech" of the proposed project "**DWARIKA GRANDE APARTMENT**".

I, Mr. Manish Bansal (Partner) duly authorized by the promoter of the proposed project "**DWARIKA GRANDE APARTMENT**" do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 06-02-2028.
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

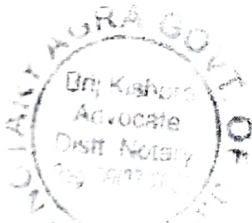


M/s Jai Shree Shyam Infratech


Partner

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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



Verification

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

Verify by me at Agra on 08 Day of February
2023

8/2/23
By Mahesh Beniwal
I have read and understood the contents of the above
affidavit and I hereby affirm and declare
that the contents of the above affidavit are true and correct
and nothing material has been concealed by me there from.
8-2-23
Signature of Mahesh Beniwal

For Jai Shree Shyam InfraTech

मनीष बेसन

Partner

Deponent

For Jai Shree Shyam InfraTech

मनीष बेसन

Partner