

GW 898166

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. Yogendra Pal Singh Promoter of the proposed project Vaishno Manor Apartment situated at Khasra No. 978/2, 982/1 Jail Road, Koil, Aligarh

I, Yogendra Pal Singh, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Land Owners having clear legal title has entered into duly registered Joint Development Agreements with the Promoter in case of the land on which the development of the project is proposed and has handed over the absolute possession to the Promoters for the said purpose.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 18.05.2028
4. That seventy percent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time,



For Jadon Builder & Developer

Partner

ATTUSTED
Paritosh Singh Chauhan
Advocate
Reg. No. 57658
Teh. Koil, Aligarh

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For Jadon Builder & Developer

[Signature]
Deponent

Partner

Verification

I, the Deponent above do hereby verify that The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts there in.

Solemnly affirmed and Verified on this 1st day of September, 2025 at Aligarh.

Mr. Paritosh Singh Chauhan
Identified By.....

Contents and over to Explain
In the deponent who admitted
there on call.....

[Signature]
4-11-25
Paritosh Singh Chauhan
Advocate

Reg. No. 57095
Teh.-Khanpura

For Jadon Builder & Developer

[Signature]
Deponent

Partner



उत्तर प्रदेश UTTAR PRADESH

Affidavit

GW 846539

I, Yogendra Pal Singh, the Promoter of the proposed project Vaishno Manor
situated at Khasra No. 978/2, 982/1 Jail Road, Koil, Aligarh do,
hereby solemnly declare, undertake and state as under:

1. That there is no booking / sales in the proposed project as on date.
2. That there is no other project registered with Uttar Pradesh Real Estate Regulatory Authority on the said land.
3. That there are 168 units in the proposed project out of which 84 are 4 BHK, & 84 are 5 BHK.

For Jadon Builder & Developer

[Signature]
Deponent Partner

Verification

I, the Deponent above do hereby verify that the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts there in.

Verified on 2ND day of September 2025 at Aligarh

For Jadon Builder & Developer

[Signature]
Deponent Partner

SOLEMNLY AFFIRMED BEFORE
ME AND
I HAVE HEARD THE CONTENTS
HEREOF AND ADMITTED THE SAME TO BE CORRECT

SANTOSH K. SINGH
ADVOCATE NOTARY ALIGARH



उत्तर प्रदेश UTTAR PRADESH

GW 846541

Form- RA-1

Affidavit for Bank Accounts of the Project (Notarized)

(For New Registration only)

28 JUL 2025

007

To,

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Lucknow - 226007

Sub : Affidavit / Declaration for Bank Accounts for the Project Vaishno Manor Apartment situated at Khasra No. 978/2, 982/1 Jail Road, Koil, Aligarh.

I, Yogendra Pal Singh, Promoter of the proposed project do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project Vaishno Manor Apartment.

I undertake that I have given written standing advice to the under mentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from the allottees in collection account from

For Jadon Builder & Developer

Partner

SOLEMNLY AFFIRMED BEFORE
BY.....
IDENTIFIED BY.....
WHO HAVING BEEN HEARD THE CONTENTS
HEREOF AND ADMITTED THE SAME TO BE CORRECT

SANTOSH K. SINGH
ADVOCATE NOTARY ALIGARH

time to time to the project separate account and not more than 30 percent to the transaction account of the project.

S.No.	Details	Collection Account	Separate Account	Transaction Account
	Name of Account	JADON BUILDER & DEVELOPER COLLECTION ACCOUNT FOR VMA	JADON BUILDER & DEVELOPER SEPARATE ACCOUNT FOR VMA	JADON BUILDER & DEVELOPER TRANSACTION ACCOUNT FOR VMA
	Account No.	120026710811	120026411100	120027302230
	Bank Name	CANARA BANK	CANARA BANK	CANARA BANK
	Branch Name	Branch-1000	Branch-1000	Branch-1000
	Branch Address	RAMGHAT ROAD, ALIGARH	RAMGHAT ROAD, ALIGARH	RAMGHAT ROAD, ALIGARH
	IFSC Code	CNRB0001000	CNRB0001000	CNRB0001000
	Branch Email Id	Cb1000@canarabank.com	Cb1000@canarabank.com	Cb1000@canarabank.com
	Branch Phone	6361583872	6361583872	6361583872



I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.

For Jadon Builder & Developer

Deponent Partner

Verification

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

Verified on 2nd day of September 2025 at Aligarh

For Jadon Builder & Developer

Deponent Partner

SOLEMLY AFFIRMED BEFORE
 BY Santosh Kumar
 IDENTIFIED BY [Signature]
 WHO HAVING BEEN HEARD THE CONTENTS
 HEREOF AND ADMITS TO THE SAME TO BE CORRECT
 SANTOSH KUMAR
 ADVOCATE NOTARY ALIGARH
 02/09/2025



ALIGARH RAMGHAT ROAD BRANCH
DP 1000

REF NO: 1000/CR/JB/2025-26/RERA

DATED : 12.09.2025

Form- RA-7

Confirmation of Standing Advice for Auto - Transfer Between RERA Project
Accounts
(On Bank Letter Head)

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Lucknow – 226007

Sub :Confirmation of Receipt of Standing Advice for Auto – Transfer from
Collection Account to Separate Account and Transaction Account of the
Project and opening of the accounts accordingly.

Sir,
With reference to the Real Estate Project (Maintenance and Operation of
Separate Bank Account) Revised Directions, 2023 issued by Uttar Pradesh Real
Estate Regulatory Authority, we hereby confirmed that the three bank
accounts have been opened by M/s Jadon Builders & Developers for the
project Vaishno Manor Apartment in our bank branch with following address :

- Address of the branch : RAMGHAT ROAD, ALIGARH
- IFS code : CNRB0001000
- Phone no. with STD code : 0571-2509575
- Email of the branch : cb1000@canarabank.com

We also hereby confirm the receipt of following standing advice given by the
promoter with respect to three bank accounts

Internal

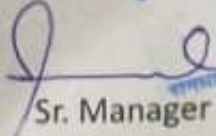
केनरा बैंक/For Canara Bank
मुख्य प्रबंधक /Chief Manager
केनरा बैंक, अलीगढ़/Ramghat Road, Aligarh

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023
2. The nomenclature of the three bank accounts is as follows :

Account Type	A/c Number	Name of Account
Collection Account	120026710811	JADON BUILDER AND DEVELOPER COLLECTION A/C FOR VMA
Separate Account	1200264111000	JADON BUILDER AND DEVELOPER SEPARATEA/C FOR VMA
Transaction Account	120027302230	JADON BUILDER AND DEVELOPER TRANSACTION A/C FOR VMA

3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque book, debit card and / or net banking facility, issuance of demand draft, bank guarantee etc shall not be provided for the Collection Account and Separate Account.
5. Withdrawal / transfer from the Separate Account shall be allowed only upon assessment of the Architect, Engineer, and Chartered Accountant certificates given by the promoter.

This is to confirm that the accounts as opened by the Promoter M/s Jadon Builders & Developers for the project Vaishno Manor Appartment shall be operated as per the standing advice given by the Promoter.

Yours faithfully, 
 For Canara Bank

Sr. Manager

मुख्य प्रबंधक / Chief Manager
 वृहत्, आंध्र प्रदेश / Branch Head, Andhra Pradesh

Internal