



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP44153002616217U
Certificate Issued Date : 16-Jul-2022 01:47 PM
Account Reference : NEWIMPACC (SV)/ up14152804/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference : SUBIN-UPUP1415280480453203287891U
Purchased by : SANFRAN DEVELOPER PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SANFRAN DEVELOPER PVT LTD
Second Party : NA
Stamp Duty Paid By : SANFRAN DEVELOPER PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Disclaimer:

This e-Stamp and the certificate should be verified at www.dti.up.gov.in or using e-Stamp Mol. In App of State e-Stamping. If any discrepancy is found in this Certificate and/or e-stamp on the website/ Mobile App renders it invalid. If you have any queries, please contact the Competent Authority.

FORM B
[See Rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of M/s SANFRAN DEVELOPER PRIVATE LIMITED promoter of the project- Sanfran Sarovar Heights

I, Jagdish Kumar Mishra, promoter of the project- Sanfran Developer Pvt. Ltd. Consortium do hereby solemnly declare, undertake and state as under:

1. SANFRAN DEVELOPER PRIVATE LIMITED has a legal title to the land on which the development of the proposed project is to be carried out

AND

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

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 5 YEARS
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 has/ have furnished 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 Flat/Shop as the case may be, on any grounds.


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 Jhansi on this 16th July 2022

Dushyant Rajpoot

ADVOCATE



Mob - 9415504645

Add - Collectrate

Compound Jhansi

Pin code 284001

R.N 6940/1995

Date:- 10-10-2022

To,
The Competent Authority,
Uttar Pradesh Real Estate Regulation Authority (RERA),
Lucknow.

Subject- Non-Encumbrance Certificate of project "Sanfran Sarovar Heights," located at Jhansi-Shivpuri Highway, Near Pahuj River, Village Lahargird, Pargana Tehsil, and District Jhansi.

Respected Sir,

I have searched the record of Sub-Registrar, Jhansi for last 30 years related with Khasra No. 98 admeasuring 0.016 hectare, khasra No. 134 admeasuring 0.022 hectare, khasra No. 135 admeasuring 0.084 hectare, khasra No. 136 admeasuring 0.016 hectare, khasra No. 137/2 admeasuring 1.987 hectare and khasra No. 135 admeasuring 0.0116 hectare. All the Khasra nos. are located at Village Lahargird Pargana, Tehsil and District Jhansi are free from all kind of encumbrances.

Description of area of the property proposed to be developed under this project -Sanfran Sarovar Heights located at Jhansi-Shivpuri Highway, Near Pahuj River, Village Lahargird, Pargana Tehsil and District Jhansi is mentioned below:-

Ref no.	Legends	Details									
		S No.	SELLER	BUYER	Khasra No.	Sale Deed Date	Vahi No.	Zild No.	Page No.	S. No.	Area in Hectare
1	Property /Land	1	ASHUTOSH DWIVEDI	SANFRAN DEVELOPER PVT. (TEJ PAL SINGH)	98	02.09.21	1	9233	27 to 54	8213	0.016
					134	02.09.21	1	9233	27 to 54	8213	0.022
					135	02.09.21	1	9233	27 to 54	8213	0.084
					136	02.09.21	1	9233	27 to 54	8213	0.016
											0.138
2	NAVRAJ DEVELOPE R PVT. & TD. (RAJEEV RAI)	SANFRAN DEVELOPER PVT LTD (RAJAN MISHRA)	137/2	06.06.22	1	9792	149 to 164	9308		1.987	
										2.1366	

दुष्यन्त राजपूत
एडवोकेट
फ़ोन (उपरो) 6940/95
Mob. No -9415504645

