



सर्वामर्ग जयते

INDIA NON JUDICIAL



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Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP99120973886970X

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: 15-Dec-2025 04:09 PM

Account Reference

: NEWIMPACO (SV)/ up14548704/ JHANSI SADAR/ UP-JHS

Unique Doc. Reference

: SUBIN-UPUP1454870494888798202732X

Purchased by

: JHANSI HOMES LLP

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: JHANSI HOMES LLP

Second Party

: Not Applicable

Stamp Duty Paid By

: JHANSI HOMES LLP

Stamp Duty Amount(Rs.)

: 10

(Ten only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Harjeet Singh Chawla** s/o Shri Sarb Singh Chawla, duly authorized by the promoter- **Jhansi Homes LLP** of the proposed project- "The Pitambara Town Phase II", vide authorization dated 15/12/2025.

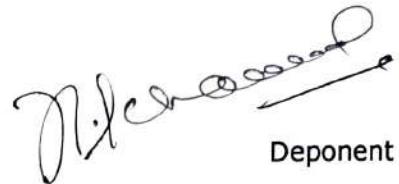
I, **Harjeet Singh Chawla**, s/o Shri Sarb Singh Chawla, **Designated Partner of Jhansi Homes LLP**, duly authorized by the promoter of the proposed project- "The Pitambara Town Phase II", solemnly declare, undertake and state as under:

1. That I / Promoter have a legal title to the land on which the development of the project is proposed.
2. That a plot(s) admeasuring 3751.22 sq. meters has been mortgaged by Jhansi Homes LLP in favour of Jhansi Development Authority for internal development works.
3. That the time period within which the project shall be completed by the promoter is **30.09.2030**.
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.

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 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.

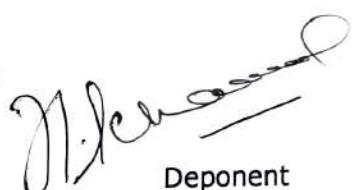


Deponent

Verification

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

Verified by me at Jhansi on this 15th day of December, 2025.



Deponent



Serial No. 2124 Date
 I certify that the foregoing statement was made before me this day at
 Jhansi, U.P. on the contents of this affidavit have been read over and explained and who is deponent by shri
 Received the legal fee Rs. 35-00 Cash

PRAKASH NARAIN DWIVEDI
 ADVOCATE
 NOTARY PUBLIC
 JHANSI

15.12.25

JHANSI HOMES LLP

13/37, Nai Basti, Jhansi (U.P.)

Ref.

Date

AUTHORITY LETTER

Date: 15/12/2025

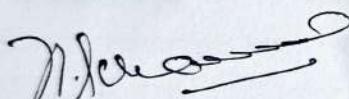
I, Gurdeep Singh Chawla, in my capacity as a Designated Partner of Jhansi Homes LLP, having its registered office at House No. 959/S49, Sarv Nagar, C P Mission, Jhansi, Uttar Pradesh - 284003, do hereby authorize Mr. Harjeet Singh Chawla, who is also a Designated Partner in the said LLP, to represent the entity before the Uttar Pradesh Real Estate Regulatory Authority (RERA), Uttar Pradesh.

Mr. Harjeet Singh Chawla is hereby authorized to:

1. Execute and sign affidavits, declarations, and all necessary legal documents required for RERA compliance or proceedings.
2. Submit applications, representations, and clarifications on behalf of the LLP.
3. Appear and represent the LLP in any hearings or meetings as may be required by the Authority.

The signature of Mr. Harjeet Singh Chawla is attested below for verification.

Specimen Signature of Authorized Person:



(Mr. Harjeet Singh Chawla)

For and on behalf of Jhansi Homes LLP,



Gurdeep Singh Chawla

Designated Partner