



e-Stamp

Prabha Shankar Pandey
E-Stamping ACCID-UP14478504
KDA Campus, Kanpur Nagar
Mob. No. 9336998787

Certificate No. : IN-UP22335233860009X
Certificate Issued Date : 27-Feb-2025 02:07 PM
Account Reference : NEWIMPACC (SV)/ up14478504/ KANPUR SADAR/ UP-KND
Unique Doc. Reference : SUBIN-UPUP1447850441901915414371X
Purchased by : JASIA INFRA
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : JASIA INFRA
Second Party : Not Applicable
Stamp Duty Paid By : JASIA INFRA
Stamp Duty Amount(Rs.) : 10
(Ten only)



FORM 'B'
[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 **Mr. INDRESH MISHRA** (Partner) duly authorized by **Jasia Infra** (promoter) of the proposed project "**The Palm Estate**".

I, **Mr. INDRESH MISHRA** duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:-

1. That land owners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
2. That the said land is free from all encumbrances.

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at work (notary/agent) prior to using - Report signed by the State Treasury.
2. Any discrepancy in the details of this Certificate and its application for the sub-sale - Notice 410 (Notary) is issued.
3. The intent of checking this regularly is for the users of this certificate.
4. In case of any discrepancy please inform the Government Authority.

3. That the time period within which the project shall be completed by promoter is 19.02.2030.
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 That the Amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 promoter shall get the accounts audited within six months after the end of every financial year by a chartered account an tin 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.




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 Kanpur on 01.03.2025.


Deponent

Certified that this documents
presented before me today by
Shri. Mahendra Nath Gupta
who is identified by shri.
.....verified per identification
hance Attested
Mahendra Nath Gupta (Advocate)
U.P Govt Notary Kanpur

01/03/2025