



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp



₹100

Certificate No. : IN-UP16163650963112V

Certificate Issued Date : 24-May-2023 12:19 PM

Account Reference : NEWIMPACC (SV)/ up14323104/ MUZAFFARNAGAR SADAR/ UP-MJF

Unique Doc. Reference : SUBIN-UPUP1432310426969922125351V

Purchased by : ASJ PROMOTERS AND DEVELOPERS BY SANJAY KUMAR JAIN

Description of Document : Article 4 Affidavit

Property Description : Not Applicable

Consideration Price (Rs.) :

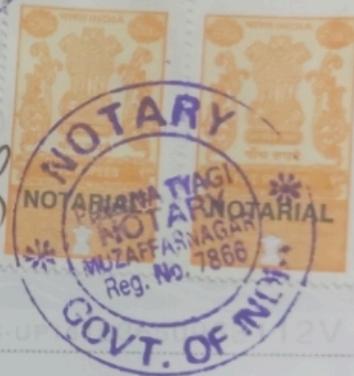
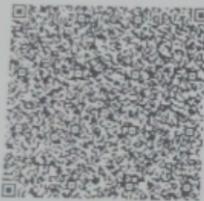
First Party : ASJ PROMOTERS AND DEVELOPERS BY SANJAY KUMAR JAIN

Second Party : Not Applicable

Stamp Duty Paid By : ASJ PROMOTERS AND DEVELOPERS BY SANJAY KUMAR JAIN

Stamp Duty Amount(Rs.) : 100  
(One Hundred only)

2100210021002100



Please write or type below this line

ABIRAMA TIAGI  
NOTARY  
MUZAFFARNAGAR

*Signature*

12 4 MAY 2023

### Statutory Alert

The authenticity of the Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding Corporation of India. The details on this Certificate and as available on the website / Mobile App renders it invalid. The issue of stamp certificate is on the terms of the certificate.

ASJ PROMOTERS AND DEVELOPERS BY SANJAY KUMAR JAIN ASJ PROMOTERS AND DEVELOPERS BY SANJAY KUMAR JAIN

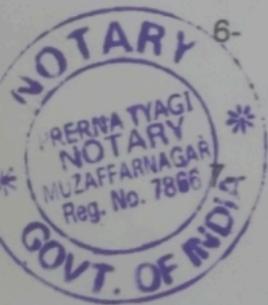
DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE ROEMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit is cum declaration of Sanjay Kumar Jain son of Shri Sharwan Kumar Jain R/o 11 Jain milan vihar, Muzaffarnagar, Partner/Authorized signatory of ASJ Promoters and Developers Pvt. Ltd. of proposed project PARAS ENCLAVE PHASE 2.

I, Sanjay Kumar Jain Promoter of the project do hereby 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 the said land is free from all encumbrances.
- 3- That the time period within which the project shall be complete by me/promoter is 29-06-2027.
- 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 sepatare account to cover the cost of the project, shall be withdrawn in proportion to the percentage of cimpletion of the project.
- 6- That the amount from the separate account shall be withdrawn after it is certifie by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completon of the project.  
That I/promoter shall get the accounts audited withn six months after the end of every finaccial ykear 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 amounds collected for a particular project have been utilized for the period and the withdrawal had 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 cometent authorities.



NOTARY

NOTARY

PRERNA TYAGI  
NOTARY  
MUZAFFARNAGAR

Partner/Auth. Sign.

*[Handwritten Signature]*

Contd.....

12 4 MAY 2023

- 9- That I/promoter have/has furnished such other documents as have 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 on any grounds.

*[Handwritten Signature]*  
NOTARY

+  
Deponent  
Partner/Auth. Sig.

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 Muzaffarnagar  
on this 24<sup>th</sup> May 2023.

NOTARY

*[Handwritten Signature]*

Deponent  
Partner/Auth. Sig.

I declare that the PAN Card, Aadhar No./CIN No. uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information document including detail of payment made as see etc. are found mislead or wrong, the authority may reject the registration.

*[Handwritten Signature]* NOTARY

Deponent  
Partner/Auth. Sig.



*[Handwritten Signature]*  
Sanjay Kumar Jain  
... before the notary above ...  
The deponent is/are identified by the  
...  
I have been satisfied to examine  
the deponent and to understand the  
content of the affidavit which has  
been read out and explained by  
me to the deponent fee charged  
Rs. ...  
NOTARY DISTT MUZAFFARNAGAR

Identified by  
*[Handwritten Signature]*

PRERNA TYAGI  
NOTARY  
MUZAFFARNAGAR

24 MAY 2023