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SUBIN-UPUP1401180496509651380565V

PRATAP SINGH RATHI

Article 4 Affidavit

Not Applicable

PRATAP SINGH RATHI

Not Applicable

PRATAP SINGH RATHI

100

(One Hundred only)



Please write or type below this line

This Stamp paper is integral part of above affidavit/  
Declaration.



*Pratap*  
Jam Vision Tech Private Limited  
Authorised Signatory

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shcisstamp.com](http://www.shcisstamp.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.

### Affidavit cum Declaration

I, **Pratap Singh Rathi** S/o Late Dheeraj Singh Rathi( Authorized Signatory) duly authorized by the **JAM Vision Tech Private Limited (Promoter)** of the **ACE 153** (Proposed project) located at **plot No.A-107 ,SECTOR -153 Gautam Budh Nagar, Noida – 201310** do hereby solemnly declare, undertake and state as under:

1.That Promoter has 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 completed by the promoter is 30-4-27.

4.That seventy per cent of the amounts realized by the 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5.That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6.That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 particular project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all pending approvals on time, for the competent authorities.



Jam Vision Tech Private Limited  
*Pratap*  
Authorized Signatory

9. That the promoter has furnished such other documents as have been prescribe by the rules and regulations made under the Act.

10. That the 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 ground.

Jam Vision Tech Private Limited  
*Pratap*  
Authorised Signatory  
(PS)  
**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 Noida on the 05th day of May, 2023.

Jam Vision Tech Private Limited  
*Pratap*  
Authorised Signatory  
(PS)  
**Deponent**



**ATTESTED**

*N.K. YADAV*  
N. K. YADAV  
Advocate Notary  
(G.B. Nagar)

**5 MAY 2023**