



INDIA NON JUDICIAL



IN-UP50325855246844W

Government of Uttar Pradesh

e-Stamp



Certificate No.

IN-UP50325855246844W

Certificate Issued Date

31-Jan-2024 02:50 PM

Account Reference

NEWIMPACC (SV)/ up14384404/ BAREILLY SADAR/ UP-BLY

Unique Doc. Reference

SUBIN-UPUP1438440496814621842161W

Purchased by

JANG BAHADUR SINGH AND VIDYA DEVI

Description of Document

Article 4 Affidavit

Property Description

NA

Consideration Price (Rs.)

JANG BAHADUR SINGH AND VIDYA DEVI

First Party

Not Applicable

Second Party

JANG BAHADUR SINGH AND VIDYA DEVI

Stamp Duty Paid By

10

Stamp Duty Amount(Rs.)

(Ten only)



Please write or type below this line



Statutory Alert:

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FORM 'B'

[See 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./Ms. Jang bahadur Singh and Jidyndevi promoter of the proposed project Phool Narayan villa

I Jang bahadur Singh and Jidyndevi promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with _____ who possess 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 project is enclosed herewith.

That the said land is free from all encumbrances.

OR

Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 60 month
4. That seventy per cent of the amounts realised 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

ਜਗਦੀਪ ਸਿੰਘ
Deponent
ਵਿਦਿਆ ਦੇਵੀ

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 _____ on this _____ day of _____.

Certified that Shri
Jang Bahadur Singh
who is identified by Shri
Vidya Devi
presented this affidavit
Solely after sworn the contents of

(Prashant Prakash Pandey)
Advocate & Notary
Teen Shed Colliery

ਜਗਦੀਪ ਸਿੰਘ
Deponent
ਵਿਦਿਆ ਦੇਵੀ



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP30439594681754W

e-Stamp

Certificate No. : IN-UP30439594681754W
Certificate Issued Date : 09-Jan-2024 03:03 PM
Account Reference : NEWIMPACC (SV)/ up14384404/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference : SUBIN-UPUP1438440456871280562699W
Purchased by : JANG BAHADUR SINGH SO LATE NARAYAN DAS
Description of Document : Article 4 Affidavit
Property Description : NA
Consideration Price (Rs.) :
First Party : JANG BAHADUR SINGH SO LATE NARAYAN DAS
Second Party : Not Applicable
Stamp Duty Paid By : JANG BAHADUR SINGH SO LATE NARAYAN DAS
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



जंग बहादुर सिंह सो लते नारयण दास



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.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms./M/s. Jang Bahadur Singh
Promoter of the project /duly authorised person by the promoter of the
proposed project vide its/her/his Letter of Authorization dated 09.01.2024

I/We, Jang Bahadur Singh [Name of the promoter or
Authorized person] promoter of the project Phool Narayan Villa
[Name of the project] do hereby solemnly affirm and sincerely state as
follows:

1. That I/Promoter declare that there is no pending cases/proceedings
before any Court/Tribunal/Authorities with respect to the property in
Plot no. 39, 42, 39, 42 (P.) [Description of the
Property]
2. That I/Promoter declare that there is no proceedings/cases pending
before any Court/Tribunal/Authorities with respect to the project
named Phool Narayan Villa [Name of the Project]
by Jang Bahadur Singh [Name of the Promoter]



Jang Bahadur Singh
DEPONENT

VERIFICATION

We/I, Jang Bahadur Singh [Name of the
Promoter/Authorised Person] declare that whatever stated above in para 1 &
2 are true to the best of our/my knowledge and belief and nothing material
has been concealed by me/us therefrom.

Verified at Bareilly on this the day of 10, Jan, 2024.

Certified that Jang Bahadur Singh
who is identified by Signature
presented this affidavit before me on 10/01/2024
Sincerely after sworn the contents of 10/01/2024
(Prem Prakash Pandey)
Advocate & Notary
Tasam Shed Collectorate Bareilly

DEPONENT