



उत्तर प्रदेश UTTAR PRADESH

48AE 453536

FORM B

**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. Kawal Jeet Singh Authorized Signatory of M/s Lokprty Sahkari Awas Samiti Limited, Pushpanjali City Manoharpur Agra 282005 UP promoter of the proposed project Pushpanjali City Bearing Khasra No.114 (Part), 130, 131, 133, 134, 135, 136, 141, 142, 143, 144, 145, 146, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158 (Part), 159, 160/1(Part), 160/2(Part), 161 (Part), 162 (Part), 163 (Part), 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 179, 181(Part), 182(Part), 184, 185, Mauza-Ghatwasan (Manoharpur), Tehsile & Distt. Agra duly authorized by the board of members of the Society vide its Resolution dated 03.08.2020.

I Kawal Jeet Singh promoter of the proposed project Pushpanjali City duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

KAWALJEET SINGH

1. M/s Lokpriy Sahkari Awas Samiti Limited, M/s Mahavir Cooperative Housing Society Limited & Sarthak Infraestate Private has a legal title to the land on which the development of the proposed project is to be carried out is enclosed herewith.
2. The following Plot No.(s) 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113A, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 157, 158, 159, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 191, 192, 193, 194, 195, 196, 197, 198, 199, 199A, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 212A, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 249, 249A, 250, 252A, 252B, 326, 327, 327A, 327B, 328, 328A, 342, 343, 344, 345, 346, are mortgaged with ADA Agra for Internal Development work.
3. That the time period within which the project shall be completed by promoter is 06.08.2020 to 05.08.2025
4. That seventy percent of the amounts realized by 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 a Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

KAWALJEET SINGH

7. That I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

KAWALJEET SINGH
Deponent
(Kawal Jeet Singh)

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 on this 1st day of

February 2021.



KAWALJEET SINGH
Deponent
(Kawal Jeet Singh)

I Kawal Jeet Singh declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Signature Attestor

Nita Rani Gupta
Dist. Notary, AGRA



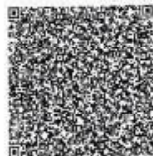
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

ACC Name:- Neeraj Upadhyay
Stamp Vendor
License Number-32
E-Stamping ACC ID:- UP14329904
Tehsil-Sadar Distt. Agra

Certificate No.	: IN-UP98052688008853T
Certificate Issued Date	: 01-Jul-2021 09:40 PM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990484148725211806T
Purchased by	: MS LOKPRIY SAHKARI AWAS SAMITI LIMITED
Description of Document	: Article 19 Certificate or other Document
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MS LOKPRIY SAHKARI AWAS SAMITI LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: MS LOKPRIY SAHKARI AWAS SAMITI LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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31/12/2021
11/12/2021

"This Stamp Paper is a Part and Parcel of Affidavite"



KAWAJEET SINGH

Signature Attestation

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Form RA-1

Affidavit for Separate Bank Account (Notarized)

To,
Uttar Pradesh Real Estate Regulatory Authority
Rajya Niyojan Sansthan, Naveen Bhavan,
Kalakankar House Road, Old Hyderabad,
Lucknow, Uttar Pradesh 226007

Sub: Affidavit/ Declaration for Separate Bank Account of Project Pushpanjali City

I, KAWALJEET SINGH Promoters of the proposed project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare undertake and state that there is no lien placed by the bank or any other financial institution on the separate Bank Account No.08421132000579 Opened at Sanjay Place, Agra. (Branch) of Punjab National Bank (Bank)



KAWALJEET SINGH

Deponent

Verification

The content of my above affidavit cum declaration are true and correct, and nothing material has been concealed by the therefrom.

Verify by me at Agra on this 1st July Date of 2021

KAWALJEET SINGH

Signature Attestor:
Nita Ravi Gupta
Dist. Notary Agra
U.P.
17/7/21



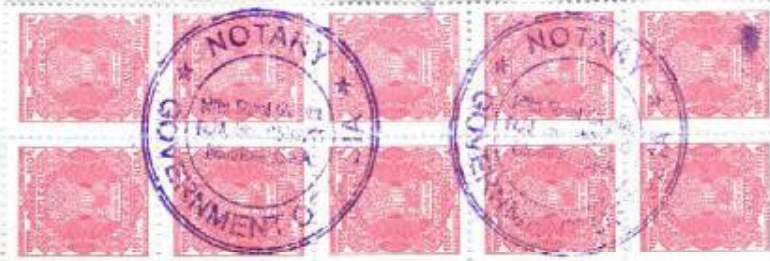
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INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

ACC Name:- Naeraj Upachyay
Stamp Value
License No. 1032
E-Stamping ACC ID - UP14329904
Tehsil-Sadar Distt. Agra

Certificate No.	: IN-UP53553470880390T
Certificate Issued Date	: 04-Sep-2021 10:50 AM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990495948682767309T
Purchased by	: LOKPRIY SAHKARI AWAS SAMITI LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: LOKPRIY SAHKARI AWAS SAMITI LIMITED
Second Party	: COMPETENT AUTHORITY
Stamp Duty Paid By	: LOKPRIY SAHKARI AWAS SAMITI LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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AFFIDAVIT."

KANWAR DEVI SINGH

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The responsibility of checking the legitimacy is on the users of the certificate.

Affidavit

Affidavit of **Mr. Kawal Jeet Singh** Authorized Signatory of **M/s Lokpriy Sahkari Awas Samiti Limited, Pushpanjali City Manoharpur Agra 282005 UP** promoter of the proposed project **Pushpanjali City Mauza-Ghatwasan (Manoharpur), Tehsile & Distt. Agra.**

I **Kawal Jeet Singh** promoter of the proposed project **Pushpanjali City** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have not done any booking/Sales in **Pushpanjali City** Project till date.
2. That there is no other project registered in RERA on the same Khasra Nos. **114 (Part), 130, 131, 133, 134, 135, 136, 141, 142, 143, 144, 145, 146, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158 (Part), 159, 160/1(Part), 160/2(Part), 161 (Part), 162 (Part), 163 (Part), 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 179, 181(Part), 182(Part), 184, 185, Mauza-Ghatwasan (Manoharpur), Tehsile & Distt. Agra.**

Deponent

KAWAL JEET SINGH
(Kawal Jeet Singh)



Verification

The contents of my above Affidavit is true and correct and nothing material has been concealed by me there from Verified by me at on this **4th day of September 2021.**

Signature Attestor

Nita Rani Gupta
Dist. NOTARY, AGRA
(Gazetted Officer)
4/9/21

Deponent

KAWAL JEET SINGH
(Kawal Jeet Singh)



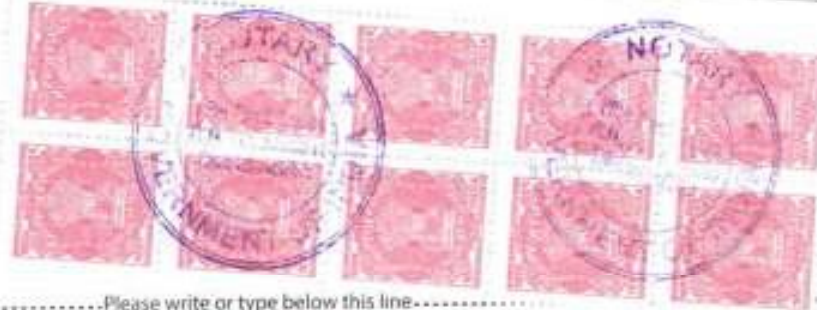
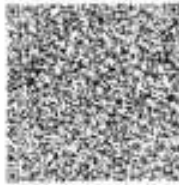
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

ACC Name:- Neeraj Upadhyay
Signature:-
Date:- 24/09/2021
E-Stamping ACC ID:- UP14
Tehsil:-Sadar Distt. Agra

Certificate No.	: IN-UP77310946406432T
Certificate Issued Date	: 24-Sep-2021 01:31 PM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990443696298091651T
Purchased by	: MS LOKPRIY SAHKARI AWAS SAMITI LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MS LOKPRIY SAHKARI AWAS SAMITI LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: MS LOKPRIY SAHKARI AWAS SAMITI LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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KAWAJEE SINGH

Statutory Alert:

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Affidavit

Affidavit of Mr. Kawal Jeet Singh Authorized Signatory of M/s Lokpriy Sahkari Awas Samiti Limited, Pushpanjali City Manoharpur Agra 282005 UP promoter of the proposed project Pushpanjali City Mauza-Ghatwasan (Manoharpur), Tehsile & Distt. Agra.

I Kawal Jeet Singh promoter of the proposed project Pushpanjali City duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have applied in our present bank (PNB) to open the Rera Separate Bank Accounts for our Pushpanjali City Project, hopefully we will get the same in 15 days.

Deponent

Kawal Jeet Singh
(Kawal Jeet Singh)

Verification

The contents of my above Affidavit is true and correct and nothing material has been concealed by me there from Verified by me at on this 24th day of September 2021.

Deponent

Kawal Jeet Singh
(Kawal Jeet Singh)



Signature Attest

Nitesh Zani Gupta
Notary Public, Agra
24/9/2021