

AFFIDAVIT CUM DECLARATION FOR NEW PROJECT (SHRI DIVINE VASUNDHARA) CONFIRMATION

Affidavit cum Declaration of Partner, Sh. Ashok Kumar Agrawal S/o Brindavan Das Agrawal R/o H.No.-1447/440, Bharatpur Gate, Opposite Ram Bhawan, Radha Kunj Colony, Mathura, Uttar Pradesh-281001 of M/s. RADHA MADHAV VENTURES a Registered Partnership firm formed under the provisions of the Indian Partnership Act-1932, situated at 10, Agrasen Nagar, Kankali, Mathura, 281001 promoter of the project-SHRI DIVINE VASUNDHARA, situated at Mauza- Hatiya, Tehsil- Goverdhan & District Mathura, duly authorized by all partners of the firm vide their authorization letter dated 09-12-2024 for new project confirmation.

We are duly authorized by the promoter of the proposed project do hereby solemnly declare, Undertake and state as under:

That in terms of Section 3(1) of Real Estate (Regulation and Development) Act, 2016 we have not advertised, marketed, booked, sold or offered for sale, or invited persons to purchase in any manner for the said project under reference.

That in terms of Section 3(1) of Real Estate (Regulation and Development) Act, 2016, the said project under reference is not ongoing project.

Radha Madhav Ventures

Ashok Kumar Agrawal
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 Mathura.
Date: 02-04-2025

The contents of the affidavit read over to the jury and the jury found the defendant guilty of the crime charged.

Eabla Agrawal Advocate
Notary Public, Mathura

Radha Madhav Ventures

Partner's / Auth. Sign
Ashok Kumar Agrawal
Deponent

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Partner, Sh. Ashok Kumar Agrawal S/o Brindavan Das Agrawal R/o H.No.-1447/440, Bharatpur Gate, Opposite Ram Bhawan, Radha Kunj Colony, Mathura, Uttar Pradesh-281001 of M/s. RADHA MADHAV VENTURES a Registered Partnership firm formed under the provisions of the Indian Partnership Act-1932, situated at 10, Agrasen Nagar, Kankali, Mathura, 281001 promoter of the project-SHRI DIVINE VASUNDHARA, situated at Mauza- Hatiya, Tehsil- Goverdhan & District Mathura, duly authorized by all partners of the firm vide their authorization letter dated 09-12-2024.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, Undertake and state as under:

1. That legal title to the land on which the development of the proposed project is proposed and a legally valid authentication of title of such land is as under.

S.No.	OWNER NAME	Khata No	Khasra No.	Registry No.	Registry Date	Registry Area (In Hec.)	Registry Area (In SQM)	Land Area Used in Project (SQM)
1	Mohan Lal agrawal S/o Natthi Lal, Vikas Garg S/o Harish Kumar Garg, Shalini Gupta W/o Sudheer Gupta	891	580	1562	24-Jan-22	4.5670	45670.00	45670.00
2	Shalini Gupta W/o Sudheer Gupta	891	581	1563	24-Jan-22	0.0930	930.00	930.00
3	Sudhir Gupta S/o Kamal Kishore Gupta	873	582	21240	18-Oct-22	0.4620	4620.00	26235.87
4	Radha Madhav Ventures	873	582	15498	25-May-24	2.3100	23100.00	
5	Radha Madhav Ventures	741	584	13402	09-May-24	0.7380	7380.00	7380.00
6	Radha Madhav Ventures	741	584	14318	17-May-24	0.7380	7380.00	7380.00
7	Radha Madhav Ventures	741	584	19816	26-Jun-24	0.7370	7370.00	7370.00
8	Ashok Kumar Agrawal S/o Brindavan Das Agrawal	77	585	25256	08-Aug-24	0.6327	6326.60	6326.60

9	Ashok Kumar Agrawal S/o Brindavan Das Agrawal	77	585	25255	08-Aug-24	0.6327	6326.60	6326.60
10	Radha Madhav Ventures	77	585	18311	15-Jun-24	0.6327	6326.60	6326.60
	NET LAND AREA	113945.67						

2. That there is no encumbrances over such land.
3. That the time period within which the project shall be completed by the promoter is on or before 30/01/2028.
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 and land, 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 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 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.

I declare that the pan card, TAN number uploaded on website is correct and both are of the promoter. I also declare that all other documents 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.

Radha Madhav Ventures

Ashok Kumar Agrawal
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 MATHURA.

Date: ~~02-04-2025~~

: 08/05/2025



Radha Madhav Ventures

Ashok Kumar Agrawal
Deponent

The contents of the affidavit document read over & explained Shri..... who is identified by Shri..... & on oath sworn before me at my office on 08/05/25 and charged fees.....

Babita Agrawal Associate
Notary Public, Mathura

I Know Shri/Gmt.....
He/She Has Signed before me

Sig Identity