



उत्तर प्रदेश UTTAR PRADESH

94AE 148984

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Siddharth Jakhodia (Partner) duly authorized by the Navsheel Standard Constructions (promoter) of the proposed project "Jyoti Greens Phase 2".

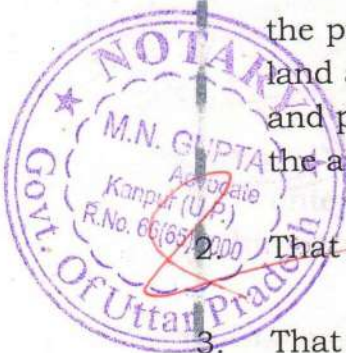
I, Mr. Siddharth Jakhodia duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That landowners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 21.05.2029.

4. That seventy per cent 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.



Siddharth Jakhodia

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



[Signature]
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 Kanpur on 19.06.2024.

[Signature]
Deponent

Sworn before me the day of
by Shri. *Siddhanta Sahu*
Contents of the Affidavit have been
read over and explained who is duly
Identified Sri. *[Signature]*
M.N. GUPTA Advocate
Govt. Notary, Kanpur (U.P.)
20.7/24

NAVSHEEL STANDARD CONSTRUCTIONS

Regd. Office : 35, Cariappa Road, Cantonment, Kanpur - 208004

☎ 9696345222, 8573031320, 7388508221

RERA Regd. No. UPRERAPRJ908209 ☎ info@jyotiproperties.com ☎ www.jyotiproperties.com • www.up-rera.in

MEMORANDUM OF AUTHORIZATION

In the case of **Navsheel Standard Construction**

"RESOLVED THAT the firm has decided to authorize Mr. Siddharth Jakhodia Partner of the entity be and is hereby authorized to represent the entity and its partners before Sub registrar Kanpur Nagar and the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

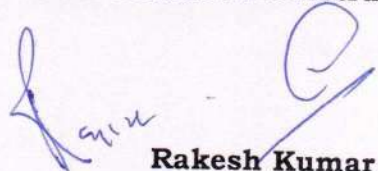
FURTHER RESOLVED THAT, Mr. Siddharth Jakhodia Partner of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings ; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

FURTHER RESOLVED THAT, Mr. Siddharth Jakhodia Partner of the entity be and is hereby authorized to sign the Joint development agreement/ Sale deeds/ Agreement to sell/ Consortium agreement on before on entity w.r.t. land and project of the entity and present before Sub registrar Kanpur Nagar for registration of such documents.

Place: Kanpur

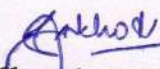
Date: 20/09/2024

For Navsheel Standard Construction



Rakesh Kumar Garg
(Partner)

I/We accept -



Siddharth Jakhodia
(Partner)