



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh



₹10

e-Stamp

Certificate No.	: IN-UP24940849620720U
Certificate Issued Date	: 23-Jun-2022 05:09 PM
Account Reference	: NEWIMPACC (SV)/ up14148804/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	: SUBIN-UPUP1414880441551301689653U
Purchased by	: SHREE DEVELOPERS BY PARTNER INDER PAL BHALLA
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SHREE DEVELOPERS BY PARTNER INDER PAL BHALLA
Second Party	: Not Applicable
Stamp Duty Paid By	: SHREE DEVELOPERS BY PARTNER INDER PAL BHALLA
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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I Bhalla

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.com' or using e-Stamp Mobile App of State Trading Agency. 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. In case of any discrepancy, please inform the Competent Authority.

शपथपत्र

मिनजानिब श्री डेवलपर्स पार्टनर श्री इन्द्रपाल भल्ला पुत्र श्री अयोध्यानाथ भल्ला निवासी- 42 सुशील इन्क्लेव ग्वालियर रोड शहर व जिला झांसी-

- हमने आराजी न० 114 के जुज भाग में स्थित अपने नए प्रोजेक्ट श्री रॉयल कॉम्प्लेक्स में कोई भी बुकिंग नहीं ली है और न ही आज दिनांक तक किसी से किसी भी प्रकार की अग्रिम राशि नहीं ली है।
- यह की श्री राजीव अग्रवाल, श्री संजय अग्रवाल, श्री नवीन अग्रवाल व श्री प्रवीण अग्रवाल पुत्रगण स्व श्री प्रकाश चन्द्र अग्रवाल व श्रीमती प्रेमलता अग्रवाल पत्नी स्व श्री प्रकाश चन्द्र अग्रवाल, समस्त साझेदार प्रकाश चन्द्र एण्ड सन्स निवासी 267, मसीहा गंज सीपरी बाजार, शहर व जिला झांसी से श्री राकेश सिंह बघेल पुत्र स्व० श्री चन्द्रेश सिंह बघेल साझेदार श्री डेवलपर्स निवासी जानकीपुरम सिविल लाइन झांसी ने आवासीय प्लाट जो की आराजी न० 114 के जुज भाग में स्थित है, जिसकी कुल नाप 18151.54 वर्गफुट यानि 1686.95 वर्गमीटर जरिये वैनामा दिनांक 28.04.2011 क्रमांक न० 3203 द्वारा क्रय की थी व श्री इन्द्रपाल भल्ला पुत्र स्व० श्री अयोध्यानाथ भल्ला साझेदार श्री डेवलपर्स निवासी 42, सुशील एन्क्लेव ग्वालियर रोड, झांसी ने आवासीय प्लाट जो की आराजी न० 114 के जुज भाग में स्थित है, जिसकी कुल नाप 17421.60 वर्गफुट यानि 1619.11 वर्गमीटर जरिये वैनामा दिनांक 03.02.2011 क्रमांक न० 921 द्वारा क्रय की थी व श्री मुकेश मिश्रा पुत्र श्री उमा शंकर मिश्रा साझेदार श्री डेवलपर्स निवासी 429/5, इडियापुरा बड़ा गांव गेट बाहर झांसी ने आवासीय प्लाट जो की आराजी न० 114 के जुज भाग में स्थित है, जिसकी कुल नाप 7501.15 वर्गफुट यानि 697.13 वर्गमीटर जरिये वैनामा दिनांक 30.04.2011 क्रमांक न० 3278 द्वारा क्रय की थी।
- इस तरह तीनों साझेदारों द्वारा आराजी न० 114 में क्रय की संपत्ति की कुल नाप 43074.29 वर्गफुट यानि 4003.19 वर्गमीटर है, इस जमीन का वैनामा वर्गफुट में कराया गया है। तथा यह जमीन फर्म मैसर्स श्री डेवलपर्स की है। मैसर्स श्री डेवलपर्स व इसके साझेदारों द्वारा इस भूमि का दाखिल खारिज न कराने के कारण अभी भी विक्रेतागणों का ही नाम आराजी न० 114 की खतौनी में दर्ज है। जिसमे से 18953.85 वर्गफुट यानि 1761.51 वर्गमीटर भूमि अपने पुराने प्रोजेक्ट श्री रॉयल सिटी में उपयोग कर चुके हैं जो की पूर्ण हो चुकी है जो की UP RERA में सर्टिफिकेट न० UPRERA PRJ9206 से पंजीकृत है। इस तरह आराजी न० 114 में बची हुई शेष भूमि 24120.48 वर्गफुट यानि 2241.68 वर्गमीटर में अपना नया प्रोजेक्ट श्री रॉयल कॉम्प्लेक्स बना रहे हैं जो की झांसी विकास प्राधिकरण झांसी द्वारा मानचित्र संख्या 014100011 दिनांक 30.04.2022 में स्वीकृत है।
- यह कि शपथ पत्र की धारा 1 लगायत 4 सच व सही है इसमें किसी प्रकार का कोई तथ्य छुपाया नहीं गया है तस्दीक आज दिनांक 23.06.2022 हाता कलेक्ट्रेट झांसी में की गई।

966/22
I, Indrapal Bhalla
do hereby declare that the foregoing statement is true and correct to the best of my knowledge and belief.

Indrapal Bhalla
शपथकर्ता

23/06/22
I, Indrapal Bhalla
do hereby declare that the foregoing statement is true and correct to the best of my knowledge and belief.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh



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Certificate No. : IN-UP93380364900005U
 Certificate Issued Date : 18-May-2022 03:21 PM
 Account Reference : NEWIMPACC (SV)/ up14148804/ JHANSI SADAR/ UP-JHS
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[See Rule 3(4)]

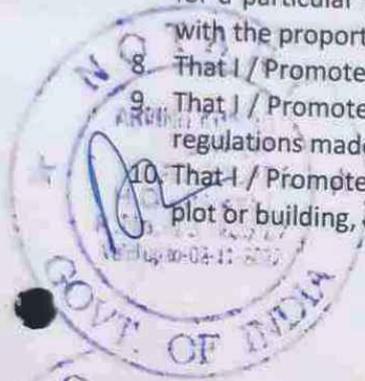
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of M/s. Shree Developers Via Partner Shri Inder Pal Bhalla , Promoter of the proposed project

I, M/s Shree Developers promoter of the proposed project/duly authorized Inder Pal Bhalla by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s. Shree Developers have /has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me / promoter is 23/02/2027
4. That seventy percent of the amount realised by me 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 the 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 amount 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 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 and it shall be verified during the audit that the amount 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 / Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



Inder Pal Bhalla
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 on this day of

Inder Pal Bhalla
Deponent

I 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 documents submitted are correct. If any information, document including details of payment made as fee.

In favour of Shri/Smt. Inder Pal Bhalla
the contents of the document have been read over and explained to the executant who is identified by Inder Pal Bhalla.
Hence, this document is attested.
Received the legal fee Rs. 2005-22

Arvind Kumar Dwivedi
ADVOCATE
NOTARY (GOVT OF INDIA) JHANSI