



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP12848577080264S
Certificate Issued Date	: 17-Nov-2020 03:12 PM
Account Reference	: NEWIMPACC (SV)/ up14200704/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	: SUBIN-UPUP1420070419438652696472S
Purchased by	: SANFRAN DEVELOPER PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SANFRAN DEVELOPER PVT LTD
Second Party	: NA
Stamp Duty Paid By	: SANFRAN DEVELOPER PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

*Prishra*

#### 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.

**FORM B**  
**[See rule 3(4)]**

Affidavit cum Declaration

Affidavit cum Declaration of M/s SANFRAN DEVELOPER PRIVATE LIMITED promoter of the project- Sanfran Plaza, Jhansi.

I, Jagdish Kumar Mishra, promoter of the project- Sanfran Developer Pvt. Ltd. do hereby solemnly declare, undertake and state as under:

1. SANFRAN DEVELOPER PRIVATE LIMITED have 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 real estate project is enclosed herewith.

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 5 YEARS
4. That seventy percent 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

*Jagdish Kumar Mishra*

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 / promoter shall take all the pending approvals on time, from the Competent Authorities.
9. That I / promoter has/ have furnished 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 shop as the case may be, on any grounds.

  
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 Jhansion this 17<sup>nd</sup> Nov. 2020.

  
Deponent