

To,
The Technical Advisor
U.P. Real Estate Regulatory Authority
Rajya Niyojan Sansthan (Naveen Bhavan)
Kala Kankar Marg, Old Hyderabad
LUCKNOW (U.P.)-226007
Email: contactuprera@up-rera.in

Affidavit cum Declaration For the Project Shri Radha Gulmohar-4 EWS AND LIG

Affidavit cum Declaration of Mr. Neeraj Sharma S/o Mr. Girdhari Lal Sharma duly authorized by SJP Global Limited, promoter of the proposed project, vide their Board resolution dated 03.11.2021.

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

1. That promoter has a 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 enclosed herewith.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the promoter is on or before 02. 11. 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

SJP Global Ltd.
Neeraj Sharma
Authorised Signatory

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, 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 etc. are found mislead or wrong, the authority may reject the registration.

SJP Global Ltd.
Neeraj Shah
Authorised Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

SJP Global Ltd.
Neeraj Shah
Authorised Signatory

Deponent

Verified by me at MATHURA on *01st* day of *August*, 2024



The contents of the affidavit were read over & Explained Shri. *SJP* who is identified By Shri. *SJP* & on oath attested today on *01/8/24* at my office & Noted down in the register at No. *246* and charged fees *2000/-*

Babita Agrawal Advocate
Notary Public, Mathura

I Know Shri/Smt. *SJP*
He/She Has Signed before *SJP*

Sig Identity