INDIA NON JUDICIAL

IN-UP73181499970438W

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP73181499970438W
Certificate Issued Date	:	23-Nov-2024 01:34 PM
Account Reference	:	NEWIMPACO (SV)/ up14160204/ JHANSI SADAR/ UP-JHS
Unique Doc. Reference	:	SUBIN-UPUP1416020443215726881511W
Purchased by	:	PITAMBRA RESIDENCY
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	PITAMBRA RESIDENCY
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PITAMBRA RESIDENCY
Stamp Duty Amount(Rs.)	:	10 (Ten only)

₹10

HARIMILAN PRAJAPATI JHANSI (U.P.) ACC CODE-UP14160204

सत्यमेव जयते

NOTARIAL NOTARIAL

IN-UP73181499970438W

Please write or type below this line

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Harjeet Singh Chawla S/o Shri Sarb Singh Chawlapromoter of the proposed project - **Pitambra Residency**.

I, Harjeet Singh Chawla, Promoter of the proposed project - **Pitambra Residency** do hereby solemnly declare, undertake and state as under:

1. That I havea legal title to the land on which the development of the proposed project is to be carried out.

2. That I have mortgaged land of 626.62 Sq. Mt. with Jhansi Development Authority against development.

3. That the time period within which the project shall be completed by me is on or before 31.07.2029.

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Statutory Alert:

4. That seventy per cent of the amounts realised by mefor 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Ishall 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 incompliance with the proportion to the percentage of completion of the project.

8. That Ishall take all the pending approvals on time, from the competent authorities.

9. That Ihave furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I 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.

Deponent

Verification

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

Verified by me at Jhansi on this23rd day of November,2024.

Deponent

Serial No 9516 Date 23-11-24
Certified that the foregoing statement
sworn before me this day at .....
by Shri/Smt./Kum. Harjeet Singh Chawla
to whom the contents of the affidavit have
been read over and explained and who
is identified by Shri .....
Received the legal fee Rs. 35.00 each.
23-11-24

ARVIND KUMAR DWIVEDI
ADVOCATE
NOTARY (GOVT OF INDIA) JHANSI

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