



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP76088301104126X

e-Stamp



Certificate No. : IN-UP76088301104126X  
 Certificate Issued Date : 03-Oct-2025 04:47 PM  
 Account Reference : NEWIMPACC (SV)/ up14533704/ JHANSI SADAR/ UP-JHS  
 Unique Doc. Reference : SUBIN-UPUP1453370449542901021338X  
 Purchased by : RAJKUMAR EXECUTIVE ENGINEER  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : RAJKUMAR EXECUTIVE ENGINEER  
 Second Party : Not Applicable  
 Stamp Duty Paid By : RAJKUMAR EXECUTIVE ENGINEER  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

सत्यमेव जयते



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FORM B

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Jhansi Development Authority promoter of the Project -Manniya Mukhyamantri Shehari Vistarikaran Yojna Phase-1 at Village Rund Karari and Karari.

1. Rajkumar, Executive Engineer, Jhansi Development Authority, Jhansi for and on behalf of Vice Chairman, Jhansi Development Authority promoter of the project- Manniya Mukhyamantri Shehari Vistarikaran Yojna (New Jhansi) Phase-1 at Village Rund Karari, and Karari, Jhansi do hereby solemnly declare, undertake and state as under:

1. Jhansi Development Authority 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.

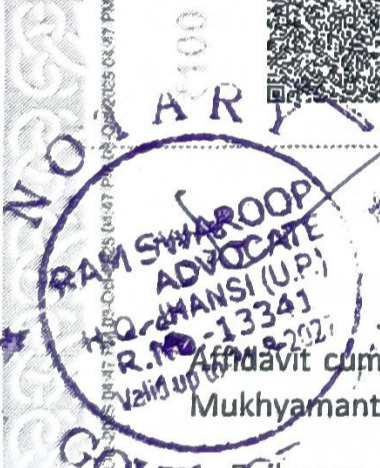
3. That the time period within which the project shall be completed by me/promoted is 60 months (11-09-2030)

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.

अधिकासी अभियन्ता  
झाँसी विकास प्राधिकरण

Handwritten signature



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RAJKUMAR EXECUTIVE ENGINEER RAJKUMAR EXECUTIVE ENGINEER RAJKUMAR EXECUTIVE ENGINEER RAJKUMAR EXECUTIVE ENGINEER RAJKUMAR EXECUTIVE ENGINEER

4. That seventy percent of the amounts realised 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.

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 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.

Verification

अधिकासी अभियन्ता  
जानसी विकास प्राधिकरण  
जानसी

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 Jhansi on this 29<sup>th</sup> day of September 2025

अधिकासी अभियन्ता  
जानसी विकास प्राधिकरण  
जानसी



6914 3110725  
Certified that the foregoing statement  
given before me this day at.....  
by Shri/Smt./Kum. Shri Kumar Eswar Chandra Eswar Chandra  
whom the contents of this affidavit have  
been read over and explained and were  
identified by Shri.....  
received the legal fee Rs. 35.00 each

Ram Swaroop, Advocate