



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP78398117289046W

e-Stamp



Certificate No. : IN-UP78398117289046W
Certificate Issued Date : 27-Feb-2024 12:01 PM
Account Reference : CSCACC (GV)/ upcsceg07/ UP-LKNST/ UP-LKN
Unique Doc. Reference : SUBIN-UPUPCSCEG0753046885873323W
Purchased by : PRIVUE BUILDERS PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PRIVUE BUILDERS PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : PRIVUE BUILDERS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

FORM 'B'
[See rule3 (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 Mr. Sanjay Kumar duly authorized by the Privue Builders Private Limited (promoter) of the proposed project "Jashn Elevate Phase 1".

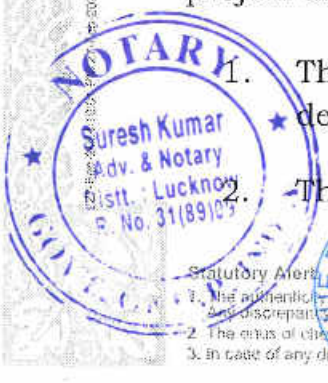
I, Mr. Sanjay Kumar duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

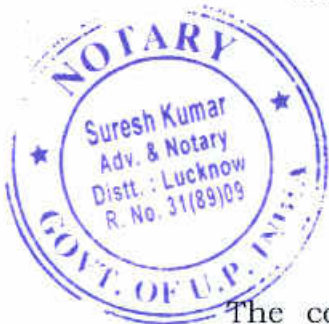
Statutory Alert

1. The authenticity of the e-Stamp certificate should be verified at www.shikharstamp.com/ or using e-Stamp Mobile App or Stock Holding.
2. The e-Stamp certificate is available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

SIGNATURE ATTESTED
SURESH KUMAR
Advocate & Notary Public
4/17175, Kal/14, Near Majar Devi Das Marg
Niwaj ganj, Chowk, Lucknow



3. That the time period within which the project shall be completed by promoter is Five year.
4. That seventy per cent 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 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.
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.



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 Lucknow on 01/03/24

SIGNATURE ATTESTED

SURESH KUMAR

Advocate & Notary Public

417/175, Ks/14, Near Majar Devi Das Marg
Niwas ganj, Chowk, Lucknow

01/03/24



I identify the deponent/executor who has signed before me.

BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

In the case of Privue Builders Private Limited

"RESOLVED THAT the firm/company has decided to authorize Mr. Sanjay Kumar, Head Construction & Planning of the entity be and is hereby authorized to represent the entity and its partners before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

FURTHER RESOLVED THAT, Mr. Sanjay Kumar, Head Construction and Planning of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings ; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Place: Gurugram

Date: 08.02.2024

For Privue Builders Private Limited



Director

I accept -



Mr. Sanjay Kumar

Authorised Representative

PRIVUE BUILDERS PRIVATE LIMITED

Regd. Off.: A-56, Naraina Industrial Area, Phase-1, New Delhi-110028
Corp. Office- B-106, South City-1, Gurgaon-122001
Lucknow Office : 106, Felix Square, Sushant Golf City, Lucknow-226030

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