



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ16062548609947P
Certificate Issued Date	: 27-Sep-2017 02:39 PM
Account Reference	: NONACC (SV)/ rj3093404/ BHIWARI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ309340425220835541127P
Purchased by	: SECRETARY UIT BHIWADI
Description of Document	: Article 4 Affidavit
Property Description	: UIT OFFICE BHIWADI DISTT. ALWAR (RAJ.)
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SECRETARY UIT BHIWADI
Second Party	: NA
Stamp Duty Paid By	: SECRETARY UIT BHIWADI
Stamp Duty Payable	: 100 (One Hundred only)
Surcharge for Infrastructure Development	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)



Exccstant

सचिव
नगर विकास न्यास
भिवाडी (अलवर)

Sign. Thumb Imp.
Attested ()

Notary, Distt. Alwar (Raj.)

UP 0003760315

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

DECLARATION

Affidavit cum Declaration of Mr. Magan Lal Yogi, Secretary Urban Improvement Trust, Bhiwadi Distt. Alwar, promoter of the proposed project

I, Magan Lal Yogi, aged 56 years, Secretary of Urban Improvement Trust, Bhiwadi-301019, Distt.- Alwar (Rajasthan), promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Urban Improvement Trust (UIT), Bhiwadi 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. or that details of encumbrances are enclosed with the hard copy submitted 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 or phase thereof, as the case may be, shall be completed by promoter is 17th January 2022.
4. That seventy per cent of the amounts realised 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 only 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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Executant

Deponent
(Magan Lal Yogi)

सचिव

नगर विकास न्याय
भिवाड़ी (अलवर)

Note: This document is the part of Rajasthan Judicial e-stamp No. UP0003760315 dated
27.09.2017

Sign. Thumb Imp.
Attested (as required)

Notary, Distt.-Alwar (Raj.)

Verification

I, Magan Lal Yogi, aged 56 years, Secretary of Urban Improvement Trust, Bhiwadi-301019, Distt.- Alwar (Rajasthan) do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhiwadi on this 26th day of September 2017.

Executant

Deponent
(Magan Lal Yogi)

Note: This document is the part of Rajasthan Judicial e-stamp No. UP0003760315 date 27.09.2017

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

Identified By

वाधुराम क. लि.
उ. ई. ट. भिवाड़ी

Sign. Thumb Imp.
Attested (as Identified)

Notary, Distt.- Alwar (Raj.)

