



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Base Certificate No. : IN-JH19223847289388R  
 Certificate No. : IN-JH19224320990280R  
 Certificate Issued Date : 20-Jul-2019 01:23 PM  
 Account Reference : NONACC (SV)/ jh9000404/ RANCHI/ JH-RNC  
 Unique Doc. Reference : SUBIN-JHJH900040425932285414644R  
 Purchased by : SHREE TRIVENI DEVELOPERS PVT LTD  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : SALE AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : NA  
 Second Party : SHREE TRIVENI DEVELOPERS PVT LTD  
 Stamp Duty Paid By : SHREE TRIVENI DEVELOPERS PVT LTD  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Series No 19-20/L4

11727



.....Please write or type below this line.....

### FORM 'A'

[See rule 3(2)]

**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 **MUKESH PANDEY** s/o Ram Deo Pandey, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at House No. 362-A, Road, No. 4, Ashok Nagar, Doranda, Ranchi - 834002, jharkhnad and promoter of the proposed project authorized by the promoter of the proposal project.

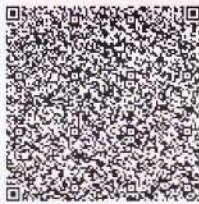
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**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and an 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.

Authorised Under Notaries Act-1952 & Notaries Rules 1956 By Govt. of Jharkhand, Ranchi

Rel. No. 199  
Date 09 OCT 2020



I, **MUKESH PANDEY** promoter of the proposed project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, **MUKESH PANDEY** (Promoter) has 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 arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is 31/12/2021.

The seventy per cent 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 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.
7. That promoter shall take all pending approvals on time, from the competent authority.



8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. 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.

  
Deponent

### 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 RANCHI on this 09 day of 10.2020

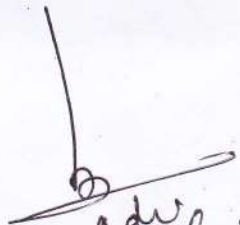
  
Deponent

Authorised Under Notaries Act-1952  
 & Notaries Rules 1956 by Govt. of  
 Jharkhand, Ranchi (District)

FSI No. \_\_\_\_\_  
 Date: \_\_\_\_\_



09/10/2020  
**NOTARY PUBLIC**  
**RANCHI**

  
 Adv.  
 Ranchi.

Signature attested on  
 Identification of lawyer

109 OCT 2020