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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

72AD 265048

FORM 'B'

[See rule 3(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 U.P. Avas Evam Vikas Parishad promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated \_\_\_\_\_;

I, Executive Engineer, Construction Division-12, U.P. Avas Evam Vikas Parishad, Lucknow promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That process of transfer of land's legal title to the land is under consideration of district Administration, Lucknow on which the development of the project is proposed

Sworn & Verified <sup>OR</sup> \_\_\_\_\_ have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

R. K. M. ... 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.

Continue...

2. That the said land is free from all encumbrances. OR That details of encumbrances order of transfer of legal title of land is awaited from district admistration 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 shall be completed by me/promoter is Three Years.
  4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
- 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 \_\_\_\_\_ on this \_\_\_\_ day of 2019.

Sworn & Verified  
before me  
R. K. MATHUR  
Adv. & Notary  
Lucknow U.P. INDIA  
Regd. No. 31 (29) 2000  
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Deponent  
(Er. H. S. Sharma)  
अधियासी अभियन्ता  
निर्माण खण्ड-12  
उप्रो आवास एवं विकास परिषद,  
वृन्दावन योजना, लखनऊ