



उत्तर प्रदेश UTTAR PRADESH

22AD 904403

Affidavit cum Declaration

Affidavit cum Declaration of Mr Deepak Kumar promoters of the proposed project/duly authorized by the promoter of the proposed project, vide his authorization dated 03rd July, 2017.

I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

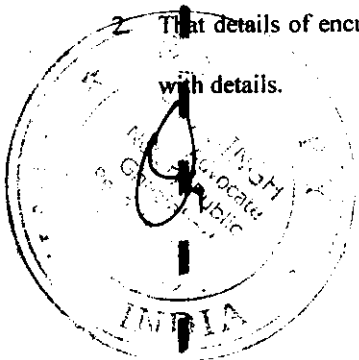
1. That promoter has legal title to the land on which the development of the project is proposed.

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.

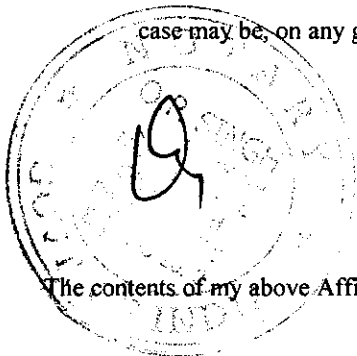
2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

27 JUL 2017



That the company has taken term loan amounting Rs.48.00 crores (sanctioned limit) from Andhra Bank, Sector-18 Noida Branch against the hypothecation of

- i) property bearing Plot No.3/GH-04 Sector-4, Greater Noida, District Gautam Budh Nagar, Uttar Pradesh.
 - ii) All current assets of the project.
 - iii) Exclusive charge on Escrow Account of the project "Aastha Green"
 - iv) Collateral security-Property at Patna of Mr Sanjay Kumar Sinha, director of the company
 - v) Personal Guarantee of directors/promoters
3. That the time period within which the project shall be completed by promoter is 30th June, 2019.
 4. That 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 That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 withdraw after it is certified by an engineer, or architect or 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 have 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 allottees 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 on this day of 25th July 2017.

ATTESTED


Notary, Chazisabad

27 JUL 2017


Deponent


Deponent