



उत्तर प्रदेश UTTAR PRADESH

FORM B

[See rule 3(4)]

16AD 450039

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 **RAVINDER RATHI** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30.07.2017

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

1. **PERFECT PROPBUILD PVT LTD (ANTRIKSH GROUP)** has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoted is :
  - **PERFECT PROPBUILD PVT LTD** I (Phase - I) – 29/01/2011 To 29-01-2019.
  - **PERFECT PROPBUILD PVT LTD** ((AVS ORCHID H TOWER)(Phase – II) – 10/12/2013 To 30-12-2018
4. That seventy percent of the amounts realised by **PERFECT PROPBUILD PVT LTD** 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 **PERFECT PROPBUILD PVT LTD** 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.



**PERFECT PROPBUILD (P) LTD.**

Auth. Signatory



8. That PERFECT PROPBUILD PVT LTD. promoter shall take all the pending approvals on time, from the competent authorities.
9. That PERFECT PROPBUILD PVT LTD. promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That PERFECT PROPBUILD PVT LTD. 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 on this day of.

Deponent

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



**ATTESTED**  
**MAHAVIR SINGH**  
NOTARY  
G. B. NAGAR

31 AUG 2017

For PERFECT PROPBUILD (P) LTD.

Auth. Signatory