



उत्तर प्रदेश UTTAR PRADESH

DZ 794873



FORM B
(See Rule 3(4))

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Chandan Singh, duly authorized by M/s Landcraft Developers Private Limited, having its registered office at Parmesh Corporate Towers 309, 3rd Floor, Plot No.-13, Karkardooma Community Centre, Delhi-110092, hereinafter referred to as the "Promoter" of the proposed Project, vide its Board of Resolution/ Authorization dated 25.07.2017.

I duly authorized representative of Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:-

1. That M/s Landcraft Developers Private Limited (the Promoter) has a legal title to the land on which the development of the Project is being carried out.

For Landcraft Developers Pvt. Ltd.

Authorized Signatory

2. The details of encumbrances over the Project is as under:-

Details of Property (Golf Links High End Apartments)

Tower -1A

Khasra No. 376, 377, 378, 379, Golf Links, N.H.-24, Village Mehrauli, Pargana Dasna, Tehsil & District- Ghaziabad, U.P.

Charge details

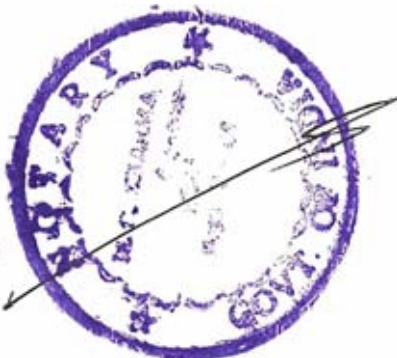
Lender Name- Piramal Finance Limited

Address:-1st Floor, Piramal Tower Annexe

Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013, India

Sanction Loan Amount- Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only)

3. That the Time period within which the Project shall be completed by the Promoter is 60 months from start of construction (15.03.2017), i.e. on or before 14.03.2022.
4. That seventy percent of the amounts realized by the Promoter for the Real Estate Project from the Allottee, 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 That the amounts from the separate account, to cover the Cost of the Projects shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 particulars Project have utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.



For Landcraft Developers Pvt. Ltd.


Authorised Signatory

8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

For Landcraft Developers Pvt. Ltd.

Deponent
Authorised Signatory

Verification:-

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified at Ghaziabad on this 04 day of July, 2018.

For Landcraft Developers Pvt. Ltd.

Authorised Signatory
Deponent



ATTESTED
S.No. 06 Date 04/7/18
Certified that Document/Affidavit of Shri
Admitted By Shri Mukesh Chandra Sharma
MUKESH CHANDRA SHARMA
Notary, Ghaziabad (U.P.)