



उत्तर प्रदेश UTTAR PRADESH

19AD 053349

Forming part of
Affidavit cum Declaration
under rule 3(4) of

The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016



FOR VIRAT INFRACON PVT. LTD.


DIRECTOR / AUTHORISED SIGNATORY

Affidavit cum Declaration

Affidavit cum Declaration of M/s VIRAT INFRACON PRIVATE LIMITED promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its authorization dated 26.07.2017

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

1. Mr. Ashfaq Ahmad & Others have / 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project loan of Rs. 18.00 crores has been taken from State Bank of India, Main Branch, Varanasi.

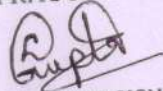
3. That the time period within which the project shall be completed by me/promoter is 31/03/2018.

4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



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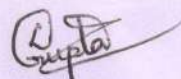
6. That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six 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.



SWORN & VERIFIED BEFORE ME

20.8.17
REETA DEVI, Advocate
NOTARY Govt. Of India
Regn. No. 4969, Varanasi

FOR VIRAT INFRACON PVT. LTD.

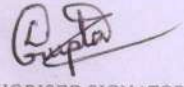

DIRECTOR / AUTHORISED SIGNATORY
Deponent

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 Varanasi on Tuesday this 29th day of August 2017.

FOR VIRAT INFRACON PVT. LTD.



DIRECTOR / AUTHORISED SIGNATORY

Deponent

I declare that the pan card, adhaar number/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.

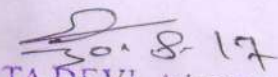
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SWORN & VERIFIED BEFORE ME


REETA DEVI, Advocate
NOTARY Govt. Of India
Regn. No. 4969, Varanasi