



उत्तर प्रदेश UTTAR PRADESH

FR 294508

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 Mr. Iftikhar Ahmed director of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09.03.2020.

I, Iftikhar Ahmed director of the proposed project/duly authorized by the promoter of the proposed project "Aspire Plaza" do hereby solemnly declare, undertake and state as under:-

1. That M/s Nirala Housing Pvt Ltd 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 is enclosed herewith.
2. That the said Parcel of land is "free from all encumbrances" (excluding installment of GNIDA), at the time of Registration of RERA for "Aspire Plaza".
3. That on or before 31.03.2024 the Aspire Plaza project shall be completed by Nirala Housing Pvt Ltd.



क्रमांक 23...स्टाम्प विक्रय की तिथि 12/03/2020

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की धनराशि 1000

तनु स्टाम्प विक्रेता ला० नं०-466.

लाइसेन्स की अवधि 31-3-20 तक

SRC/S-27, शिवा रिवेरा बाजार ज्ञानखण्ड इन्द्रापुरम, गा० वा०

Nisala Housing Pvt. Ltd.

GH-03, Sector-16, Greater Noida West (U.P.)



4. That seventy per cent of the amounts realized by Nirala Housing Pvt Ltd for this 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Nirala Housing Pvt. Ltd. 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 Nirala Housing Pvt Ltd shall take all the pending approvals on time, from the competent authorities.
9. That Nirala Housing Pvt Ltd have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Nirala Housing Pvt Ltd shall not discriminate against any allottee at the time of allotment any apartment, plot or building, as the case may be, on any grounds.



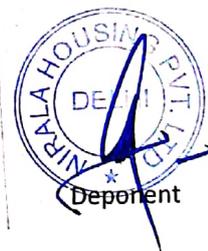
Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at on this day of

Place *NOIDA*

Date *18/5/2020*



ATTESTED

RAMBIR SHARMA
Advocate (Notary)
Gautam Budh Nagar

27 MAY 2020.