

FORM 'B'

[See rule3(4)]

Affidavit cum Declaration

- Affidavit cum Declaration of Mr. Atma Ram Khatri, Managing Director of Ratan Housing Development Limited ("Promoter") of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 15.09.2025.

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

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 21.09.2030.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 or as the case may be on any grounds.

For Ratan Housing Development Ltd.

Deponent

[Signature]
Managing Director/Director

Verification

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

Verified by me at on this day of 20TH Sept, 2025.

For Ratan Housing Development Ltd.

Deponent

[Signature]
Managing Director/Director

Certified that this documents is presented before me today by Shri. *[Signature]* who is identified by Shri. *[Signature]* verified per identification. Hence Attested.
Notary Public of India
Kanpur Nagar (U.P.)

