

1. The owner Anglo Developers Pvt. Ltd. has a legal title to the land on which the development of the project is proposed and promoter Sapphire Infraventures Private Limited has an authenticated copy of the registered joint development agreement between owner and promoter for development of the real estate project which is enclosed with application for registration of project
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.05.2029.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



Sworn & Verified
before me

V.N. SINGH
Advocate & Notary
Lucknow, U.P., India
Regd. No. 31/63/2000

10. That 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 Lucknow on 08-09-2025



Deponent



Sworn & Verified
before me

h 9/9/25
V.N. SINGH
Advocate & Notary
Lucknow U.P. India
Regd. No. 31/53/2000