



Affidavit cum Declaration

उत्तर प्रदेश **UTTAR PRADESH**
Uttar Pradesh Real Estate Regulatory Authority,
Rajya Niyojan Sansthan, Naveen Bhavan,
Kalankar House Road, Old Hyderabad,
Lucknow, Uttar Pradesh-226007

FY 542895

Anoop Garg, Director of M/s Uninav Developers Pvt Ltd having registered office at Plot No. 330, 1st Floor, Patpar Ganj Functional industrial Estate, Delhi-92 Promoter of the proposed project "Uninav Utopia" situated at Khasra No. 112, Village Morti, Raj Nagar Extension, Ghaziabad-201017, U.P. do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the proposed project "Uninav Utopia" situated at Khasra No. 112, Village Morti, Raj Nagar Extension, Ghaziabad-201017, U.P. 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is four years (47 Month).
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee's 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 **Ghaziabad** on the **14th** day of **April 2023**



Deponent



ATTESTED

OM PRAKASH SINGH
Notary, Ghaziabad

15 APR 2023