



उत्तर प्रदेश UTTAR PRADESH

73AE 262915

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 M/s Akhilesh Chandra Gupta Vinod Kumar Gupta Promoter of the proposed project/duly authorized by the promoter or the proposed project, vide its /his/their authorization dated August 26, 2021

I Promoter of the proposed project/duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under-

1. Akhilesh Chandra Gupta Vinod Kumar Gupta have/has a legal title to the land on which the development of the project is proposed 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 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 me/Promoter 28 months [01-04-2023 to 25-06-2025]

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 the

That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project

Akhilesh Chandra Gupta
Date 23/11/2023



6 That, the amounts from the separate account shall be withdrawn after it is certified by and engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of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 month 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 is 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, 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.

Deponent

Abhishek Chandra Gupta
Parag Arora

VERIFICAITON

I , the deponent above , do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.



Serial No. 1038 Date 18.11.2023

Certified that the foregoing statement
was before me this day of
by Scribe/Notary *Abhishek Chandra Gupta, Vinod Kumar Gupta*
to whom this certificate is issued has been
read and understood and is fully
understood by me. *Abhishek Chandra Gupta*
I declare this to be true to the best of my knowledge and belief.

NOTARY PUBLIC
ABHISHEK CHANDRA GUPTA
NOTARY PUBLIC, LUCKNOW
18.11.2023