



उत्तर प्रदेश UTTAR PRADESH

35AD 101107

FORM B

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s Vishal Products Pvt. Ltd. Promoter of the proposed project/duly authorized by the promoter of the project, vide it/his/their authorization dated 1, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, project is to be state as under:

1. M/s Vishal Products Pvt. Ltd. Have / has a legal title to the land on which the development of the proposed project is to be carried out.

AND

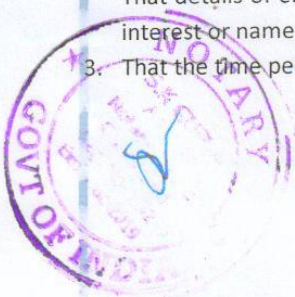
A legally valid authentication of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoted is



For VISHAL PRODUCTS Pvt. Ltd.

*[Signature]*  
Director

12 SEP 2017



4. That seventy percent of the amount realised 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 That the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 account 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 utilised 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 rule and regulation made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of any apartment, plot or building as the case may be, on any grounds.

For VISHAL PRODUCTS PVT. LTD.

Deponent -

Director

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 on this day of.

For VISHAL PRODUCTS PVT. LTD.

Deponent

Director



ATTESTED

S.K. GUPTA  
Advocate  
Notary Public  
Ghaziabad

12 SEP 2017