

FORMB

[See rule 3(4)]

Affidavit cum Declaration

This Affidavit cum Declaration is made on this 08th day of April, 2023 at NOIDA by Mr. Brijesh Kumar S/o Late Shri Trilok Chand , Director & Authorized signatory of Grand Realtech Limited having its Registered Office at A-6, Ground Floor, Yojana Vihar, New Delhi-110092 (The Company is Hereinafter referred to as the Promoter) of "The Rivulet" Phase-1 (Hereinafter referred to as the Project) situated at Plot No. - GH-04B, Sector - 12, Greater NOIDA West, Gautam Buddha Nagar, Uttar Pradesh. do hereby solemnly declare, undertake and state as under:

1. That a project namely "The Rivulet" Phase-1 will be developed by the promoter on Group Housing Plot No. - GH - 04B, Sector - 12, Greater NOIDA West, Gautam Buddha Nagar, Uttar Pradesh. admeasuring 30,000 Sq. Mtr., allotted by Greater NOIDA Industrial Development Authority (GNIDA).
2. That the "Promoter", Grand Realtech Limited, has clear and legal title to the project land and all the Layout Plans/maps already been approved in its name from Greater NOIDA Industrial Development Authority (GNIDA) for above mentioned project.
3. That the promoter of the project may avail Term Loan/credit facility (ies) for completion of the project from any NBFC / Bank / Financial Institution against creation of mortgage of the project land and flats to be constructed thereupon. However, the promoter will obtain "No objection Certificate" (i.e. NOC) from the Lender's for sale of the individual unit to the prospective buyers subject to the conditions of the lender's sanction terms.
4. That the time period within which the project shall be completed by promoter is April 2030.
5. That seventy per cent of the amounts to be realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



For GRAND REALTECH LTD.

Brijesh Kumar
Auth. Signatory

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7. That the amounts from the separate account shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying that the withdrawal is in proportion to the percentage of completion of the project.
8. 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 the 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.
9. That Promoter shall take all the pending approvals if any on time, from the competent That authorities.
10. That the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the 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.

For GRAND REALTECH LTD.


Auth. Signatory

Deponent

Verification

The contents of my affidavit cum Declaration are true and correct and nothing material has been concealed by me, on any grounds.

Verified by me at Noida on 08th April 2023.

For GRAND REALTECH LTD.


Auth. Signatory

Deponent



ATTESTED

GM PRAKASH SINGH
Notary, Ghazabad

08 APR 2023

AFFIDAVIT

To,
Technical Advisor
Uttar Pradesh Real Estate Authority,
Naveen Bhawan, Kala Kankar Road,
Old Hyderabad, Lucknow
Uttar Pradesh

I, Brijesh Kumar, S/O Sh. Trilok Chand, Promoter of the M/s Grand Realtech Ltd, real estate project, do hereby solemnly declare, undertake, state and oath as under:

1. That, as per the knowledge derived from the documents, I hereby state that we have been allotted plot bearing No GH-04B, Sector-12, Greater Noida measuring 30,000 sqm and the same is being developed by us under the name and style The Rivulet Phase 1.
2. That, I/Promoter states that, till date, neither, we have applied for the RERA registration No. pertaining to plot bearing No GH-04B, Sector-12, Greater Noida nor we have sold any shop/flat to anyone pertaining to the abovementioned project.

For GRAND REALTECH LTD.
Brijesh Kumar
Auth. Signatory

DEPONENT

VERIFICATION

I, solemnly affirm and declare that the particulars given herein are correct to my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at Delhi on 08th Day of April 2023.

For GRAND REALTECH LTD.
Brijesh Kumar
DEPONENT



ATTESTED

OM PRAKASH SINGH
Notary, Ghaziabad

08 APR 2023