INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

IN-UP58158655690973X

Certificate No.	:	IN-UP58158655690973X
Certificate Issued Date	:	24-Mar-2025 01:20 PM
Account Reference	:	NEWIMPACC (SV)/ up14335504/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference	:	SUBIN-UPUP1433550413559522287814X
Purchased by	:	ACCORD DEVELOPER
Description of Document	:	Article 19 Certificate or other Document
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	ACCORD DEVELOPER
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ACCORD DEVELOPER
Stamp Duty Amount(Rs.)	:	10 (Ten only)

सत्यमेव जयते

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FORM 'B'
[Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Tanuj Kumar Mourya and Prem Lata Maurya(Partners) duly authorized by the **Accord Developer** (promoter) of the proposed project **"Flower City"**.

We, Tanuj Kumar Mourya and Prem Lata Maurya duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That landowners have the legal title to the land on which the development of the project isproposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.

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

3. That the time period within which the project shall be completed by promoter is13.02.2028.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.

Deponents

VERIFICATOIN

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Bareilly on.

Deponents