

उत्तर प्रदेश UTTAR PRADESH



FR 322945

AFFIDAVIT CUM DECLARATION

I, Anoop Garg, Director of M/s Uninav Developers Pvt Ltd having its registered office at Plot No-330, 1st Floor, Patparganj F.I.E., Delhi-110092, the promoter of the proposed project 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 project is proposed and a legally valid authentication of title of such land along with an authentic 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 41 Months.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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.



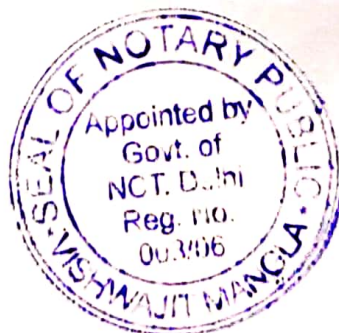
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and is shall be verified during the amounts collected for a particular 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 at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Verification

The contents of above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this 2nd day of March 2020.



ATTESTED

NOTARY PUBLIC

- 4 MAR 2020