



उत्तर प्रदेश UTTAR PRADESH

76AE 712916

FORM 'B'
[Rule 3(4)]

**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 Mr. Satish Srivastava (Director) duly authorized by M/s **Nilansh Buildcon Private Limited** (promoter) of the proposed project "**Roselia Grand**".

I, Mr. Satish Srivastava (Director) duly authorized by 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.
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 30.11.2028.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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


Deponent

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 Kanpur on 06.12.2023.


Deponent

NILANSH BUILDCON PRIVATE LIMITED

REGISTRATION NO. 93 N, DALBAGH, LUCKNOW- 226001, UTTAR PRADESH
CIN: U55101UP2020PT0120473-E-Mail: nilanshbuidcon@gmail.com
Mobil No. +91 9935580008, 9235666246

MEMORANDUM OF AUTHORIZATION

BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

In the case of M/s Nilansh Buildcon Private Limited


RESOLVED THAT the Company has decided to authorize Mr. Satish Srivastava Director of the entity be and is hereby authorized to represent the entity and its Director's before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

FURTHER RESOLVED THAT, Mr. Satish Srivastava Director of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings ; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the Company, until the same is withdrawn by giving written notice thereof.

Place: Lucknow

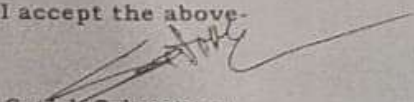
Date: 06.11.2023

For Nilansh Buildcon Pvt Ltd


Raghendra Chandra Seth

Director

I accept the above-


Satish Srivastava
Authorised Representative/Director