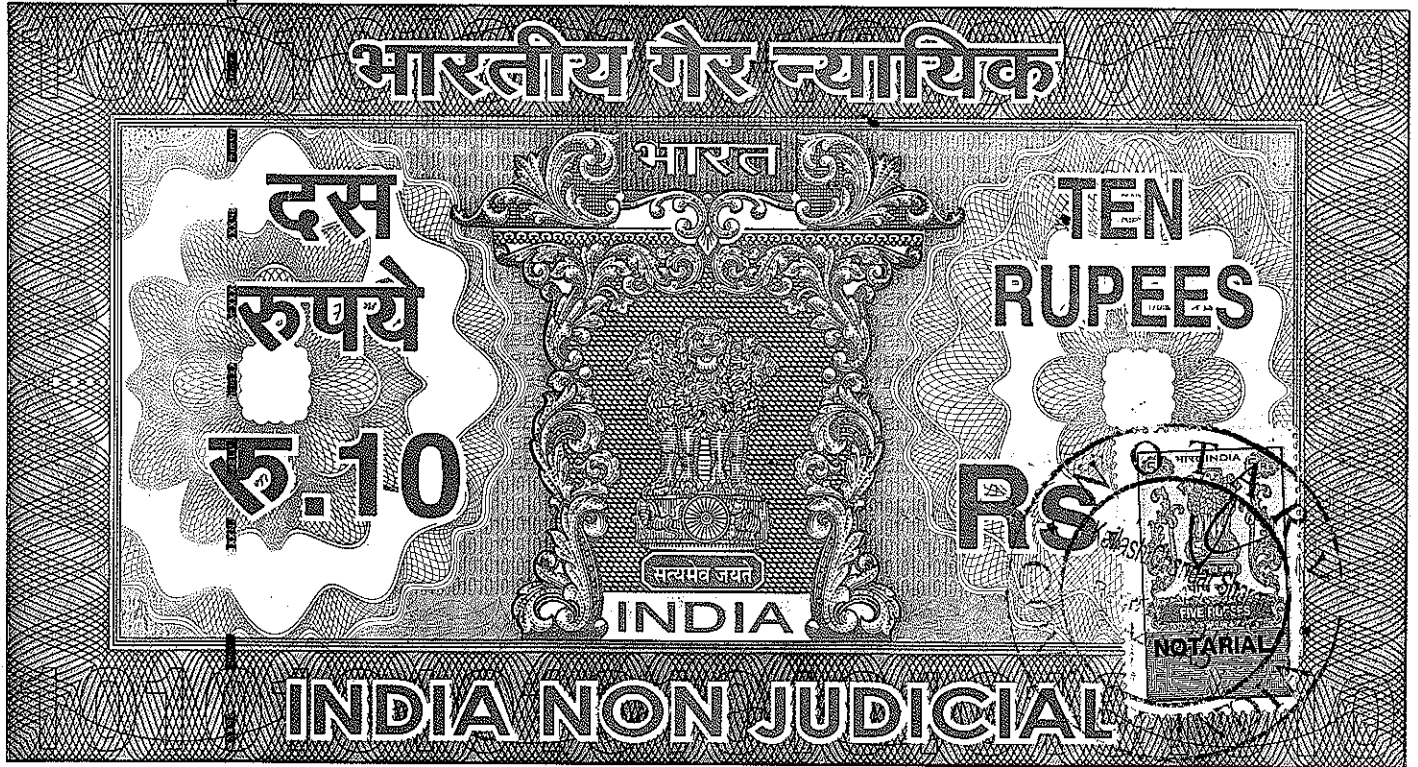




उत्तर प्रदेश UTTAR PRADESH

22AD 774190

FORM B

[See Rule 3 (4)]

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

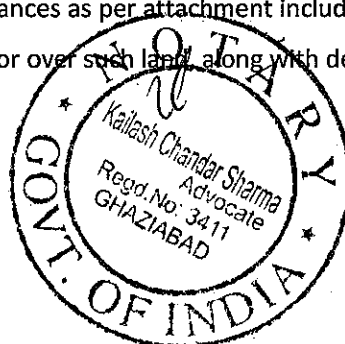
(Project : CITY APARTMENTS Phase 2, Blocks N & P, Plot No. GH-6, Aditya World City, Shahpur Bamhetta, Ghaziabad, UP)

Affidavit Cum Declaration

Affidavit cum Declaration of Mrs. Uma Agarwal W/o Late Mr. B. B. Agarwal duly authorized by the promoter of the proposed project, M/s. Agarwal Associates (Promoters) Limited vide its authorization dated 08-07-2017.

I, Mrs. Uma Agarwal W/o Late Mr. B. B. Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. 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.



11/2 AUG 2017

स्टाम्प क्रम सं० 71 स्टाम्प विक्रय की तिथि 08/7/17

स्टाम्प क्रेय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता Agarwal Associates Promoters Pvt

स्टाम्प की धनराशि 10 L

स्टाम्प विक्रेता का पूरा नाम - नवीन कुमार गौतम

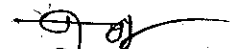
ला० सं०-394 ला. नवीनीकरण की अवधि-31 मार्च, 2016

स्टाम्प विक्रय का स्थान-कार्यालय परिसर (उत्तर प्रदेश)

आवास एवं विकास परिषद वसुंधरा, गाजियाबाद

10, New Rajdhani Enclave
Vikas Nagar Delhi

3. That the time period within which the project shall be completed by promoter is **20-08-2021**.
4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.


Deponent

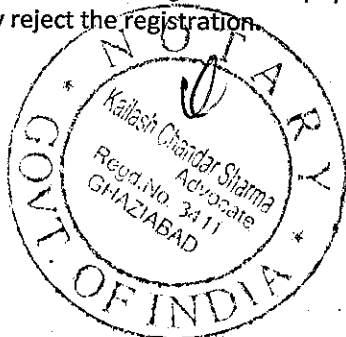
Verification

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 Ghaziabad on this _____ day of _____, 2017.


Deponent

I declare that the PAN Card, Adhaar Number/CIN Number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

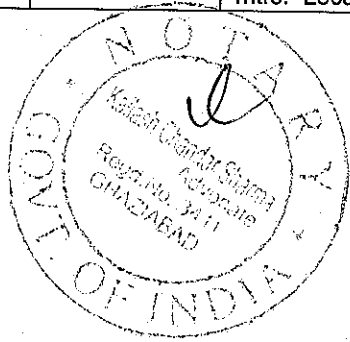


12 AUG 2017

Annexure

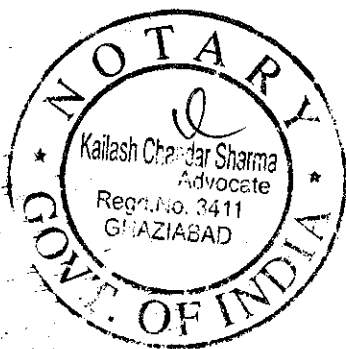
Detail of Encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details :

Sl.No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Assignment / Transaction Undertaken By The Borrower For The Project	Name of Charge holder
1.1	City Apartments Project in the Company 'Agarwal Associates (Promoters) Limited	Property: Immovable Property being land admeasuring 45,050 sq mtrs. Located at Aditya World City, Gram Shahpur Bamhetta, NH-24, Ghaziabad, Uttar Pradesh, designated for the residential project in the name and style of "City Apartments" and construction thereon both present and future and all entitlements emanating there from.	First Equitable Mortgage	Construction and development of project in the name and style of "City Apartments", located at Aditya World City, Gram Shahpur, Bamhetta, NH-24, Ghaziabad, Uttar Pradesh	Loan of Rs. 75.00 Crore sanctioned by HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED , a company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020 and branch office among other places at The Capital Court, Olof Palme Marg, Munirka, New Delhi - 110 067 Vide their sanction letter number HDFC/AAPL/OL-1 dated 23.12.2013
		Entire sale proceeds receivables accruing from sold and unsold area of Property being land and building admeasuring 45,050 sq mtrs. Located at Aditya World City, Gram Shahpur Bamhetta, NH-24, Ghaziabad, Uttar Pradesh designated for the residential project in the name and style of "City Apartments"	First Charge by way of Assignment		
1.2	City Apartments Project in the Company	Property: Immovable Property being land admeasuring 45,050 sq mtrs. Located at Aditya	Extension of First Equitable Mortgage	Construction and development of project in the name and style of "City Apartments",	Loan of Rs. 50.00 Crore sanctioned by HOUSING DEVELOPMENT



12 AUG 2017

	'Agarwal Associates (Promoters) Limited	World City, Gram Shahpur Bamhetta, NH-24, Ghaziabad, Uttar Pradesh, designated for the residential project in the name and style of "City Apartments" and construction thereon both present and future and all entitlements emanating there from.		located at Aditya World City, Gram Shahpur, Bamhetta, NH-24, Ghaziabad, Uttar Pradesh	FINANCE CORPORATION LIMITED , a company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400 020 and branch office among other places at The Capital Court, Olof Palme Marg, Munirka, New Delhi - 110 067
		Entire sale proceeds receivables accruing from sold and unsold area of Property being land and building admeasuring 45,050 sq mtrs. Located at Aditya World City, Gram Shahpur Bamhetta, NH-24, Ghaziabad, Uttar Pradesh designated for the residential project in the name and style of "City Apartments"	Extension of First Charge by way of Assignment		Vide their sanction letter number HDFC/AAPL/OL-2 dated 30.09.2016



12 AUG 2017
 NO. 44 Date
 Shri. V. S. Agarwal & S. B. Agarwal
 R/o. Delhi

ATTESTED

Kushin
 KAILASH CHANDAR SHARMA
 ADVOCATE & NOTARY
 GHAZIABAD (U.P.)

12 AUG 2017