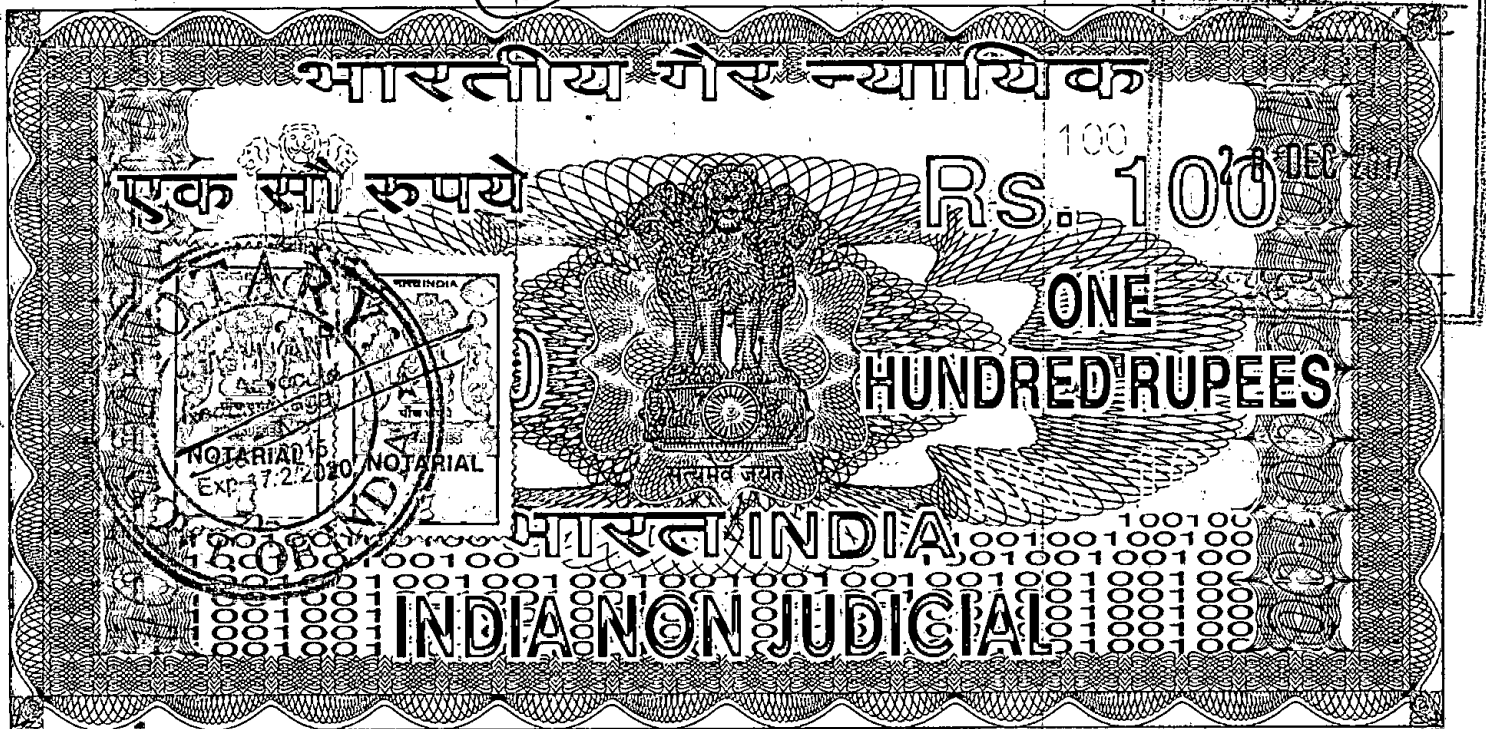




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FORM B

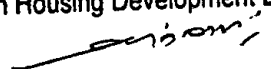
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dhananjay Tewari, employee of the company duly authorized by the promoter of the proposed project "RATAN GRAND", vide their board resolution dated 02.02.2018.

I, Dhananjay Tewari duly authorized by the promoter of the proposed project "RATAN GRAND" do hereby solemnly declare, undertake and state as under:

1. That M/s. Ratan Housing Development Limited has a legal title Report 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 authenticated 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 me/promoter from the date of registration of project is 31TH JULY, 2022.

For Ratan Housing Development Limited


(Dhananjay Tiwari)
Authorised Signatory

4. That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

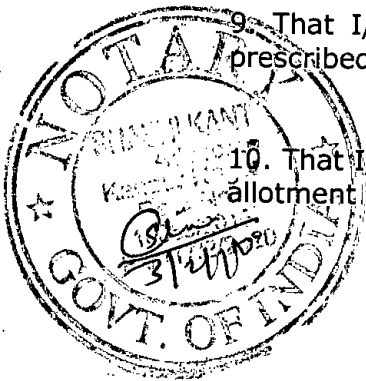
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a 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.

8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/ the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



For Ratan Housing Development Limited

(Dhananjay Tiwari)
Authorised Signatory
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 03RD day of February, 2018.

For Ratan Housing Development Limited

(Dhananjay Tiwari)
Authorised Signatory
Deponent

Sworn before me on 31/2/18
by D. Dhananjay Tiwari
to whom the contents of this affidavit
has been read & explained and who
is identified by him.

Shashi Kant Advocate
Notary Kanpur Nagar