



उत्तर प्रदेश UTTAR PRADESH

79AE 517314

**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**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Awadh Kishor Singh, (Authorized Signatory) duly authorized by the M/S. Ela Infrastructures Pvt. Ltd., (Promoter) of the proposed project "Shiva Kashi Vijay Enclave".

I, Awadh Kishor Singh duly authorized by the promoter M/S. Ela Infrastructures Pvt. Ltd. of the proposed project "Shiva Kashi Vijay Enclave", do hereby solemnly declare, undertake and state as under: -



अवध किशोर सिंह

1. That Landowners as mentioned in the registered developer agreements dated 31.01.2022 and 11.02.2022 have legal title to the land on which the development of the proposed project is to be carried and promoter have a legally valid authentication of title of such land along with authenticated copy of the agreements between such owner for development of the real estate project which is enclosed herewith application for registration.
2. Those details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.
3. That the time period within which the project shall be completed by promoter is by 15.09.2028.
4. That seventy percent 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 propose.
5. That the amounts from the separate account to cover the cost of the project shall withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.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 or every financial year by a chartered accountant in practice and shall produce 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 a 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.



अवध विश्वविद्यालय

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.

अवध किशोरसिंह  
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 Varanasi on this day of 22.09.2023

अवध किशोरसिंह  
Deponent



Solemnly affirmed before me today at ...  
deponent identified Sri. B. P. Sharma  
contents of the affidavit were read  
to deponent who verified matter to be true.

Sanjay Kumar  
22/09/2023  
Sanjay Kumar  
Advocate NOTARY  
VARANASI