



उत्तर प्रदेश UTTAR PRADESH

FP 589064

Affidavit cum Declaration of Mr. Nand Kishor Kushwaha and Mrs. Bhagwati, Promoters of Ramleela City as promoter of the proposed project:

We, Mr. Nand Kishor Kushwaha S/o Ghanshyam and Mrs. Bhagwati w/o Mr. Nand Kishor Kushwaha resident of 21, Kailash Residency, Jhansi UP, India promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land (Arazi No. 250/2, 251, 253, 254/1, 254/2, 255/1, 255/2, 256, 257, 258, 259, 260/1, 260/2, 278, 279) on which the development of the project is proposed

and

a part of the land (Arazi No. 250/3) is owned by The City College, New City Montessori School Society, 149/B, Shivaji Nagar, Jhansi UP (Manager - Mr. Nand Kishor Kushwaha) who has a legal title to the land on which the development of the proposed project is to be carried out 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 or phase thereof, as the case may be, is enclosed with application.

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

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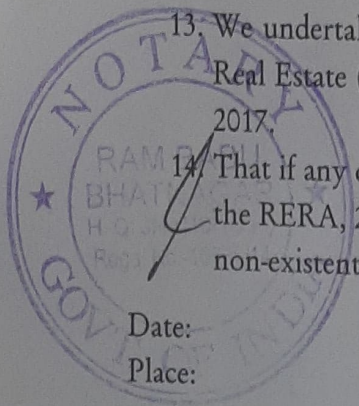
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Sl. No.	Name of the Phase	Proposed Date of Completion
1.	Ramleela City	28/2/2025

4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That we shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.
11. That our project named as "RAMLEELA CITY" is a new project and as on 05-Oct-2020 in compliance to the provisions of Section 3 of Real Estate (Development and Regulation) Act, 2016 no booking amount has been taken from any prospective customer/applicant in the said project.
12. That Agreement for Sale for the project named "RAMLEELA CITY" has been prepared on the basis of substance of the proforma of Agreement of Sale provided under Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 ("Uttar Pradesh RERA Rules") by customizing the same as per the requirement of our project and the contractual terms offered by us to the customers, while observing the framework of Real Estate (Regulation and Development) Act, 2016 ("RERA") and the Uttar Pradesh Rules.

(Signature)

(Signature)



13. We undertake that such additions/amendments are not contrary to the provisions of Real Estate (Regulation and Development) Act, 2016 and Uttar Pradesh RERA Rules, 2017.

14. That if any clause of the Agreement for Sale is found and declared to be in violation of the RERA, 2016 and Uttar Pradesh RERA Rules, 2016, the same shall be deemed to be non-existent.

Date:

Place:

Deponent

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Verification

We, Mr. Nand Kishor Kushwaha S/o Ghanshyam and Mrs. Bhagwati w/o Mr. Nand Kishor Kushwaha resident of 21, Kailash Residency Jhansi UP, India do hereby verify that the contents in para No. 1 to 14 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____.

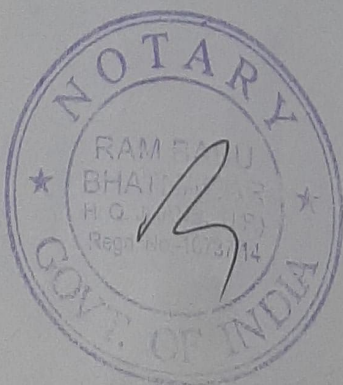
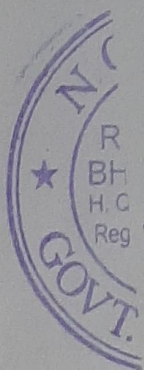
Date:

Place:

Deponent

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Serial No. 727/20

Certified that the foregoing statement
sworn before me this day at _____

by Shri/Smt. Kum. Nand Kishor
to whom the contents of this affidavit
have been read over and explained and
who is identified by Shri. [Signature]

Received the legal fee Rs. 500/-

(Ram Babu Bhatnagar)
Notary Advocate
Notary Jhansi District