



उत्तर प्रदेश UTTAR PRADESH

EH 778613



**FORM B**

[See rule 3 (2)]

**Affidavit cum declaration**

Affidavit cum Declaration of **Mr. Sanjay Dubey, S/o Mr. Ram Swaroop Dubey**, authorised signatory of **J. K. Cotton Limited**, duly authorized by Board of **J. K. Cotton Limited**, the promoter Company of the proposed project, vide its resolution dated 10.08.2018:

I, authorised signatory of the **J. K. Cotton Limited**, Promoter Company of proposed project (i.e. Emerald Gulistan, Phase-IV, situated at Plot No. 2, Scheme No. 39, Jajamau, Kanpur) duly authorized by **J. K. Cotton Limited**, do hereby solemnly declare, undertake and state as under:

1. That **J. K. Cotton Limited** have 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 such ownership for the development of the real estate project is enclosed herewith.
2. That the said project Land is free from all encumbrances.

11259

18 AUG 2018

संख्या

दिनांक

स्टाम्प शय करने का प्रयोजन

स्टाम्प श्रेता का नाम

पूरा पता

स्टाम्प की धनराशि

रवि ध्यानन्द श्रेता (स्टाम्प विक्रेता)

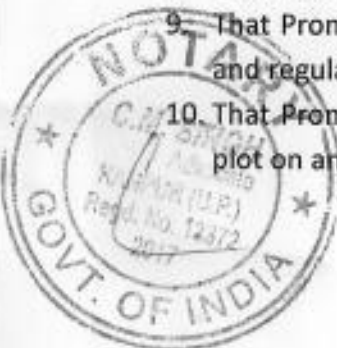
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सिविल कोर्ट कम्पाउण्ड, कानपुर नगर

J. K. Cotton Ltd

Kamla Tower, Kanpur

3. That the time period within which the project shall be completed by the Promoter Company is **21** Months from the date of start of the Project.
4. That seventy percent of the amounts realized by the Promoter Company 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportional to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn as per U.P. Real Estate (Regulation and Development) Rules, 2016 after it is certified by and engineer, an architect and a chartered accountant in practice that the withdrawn is in proportional to the percentage of completion of the project.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 amount collected for a particular project have been utilized for the project and the withdrawn 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 have furnished such other documents as have been described by the rules and regulation made under the act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any, plot on any grounds.



#### 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 on this 19<sup>th</sup> day of July, 2019.

  
Deponent

  
Deponent

Sworn before me the day of .....  
by Shri. S. D. Dey whom the  
Contents of the Affidavit have been  
read over and explained who is duly  
Identified Sri.....

  
C.M. SINGH Advocate  
Govt. Notary, Kanpur (U.P.)