



उत्तर प्रदेश UTTAR PRADESH

DY 029790

FORM B  
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dileep Kumar Bansal duly authorized by the promoter (Rangjee Buildwell Private Limited) of the proposed project (RANGJEE HEIGHTS), vide its authorization dated 01/08/2017.

I, Dileep Kumar Bansal S/o Late Shri Kishan Swarup Bansal R/o 8, Gopal Kunj Opp. Tulsi Cinema, Agra duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. RANGJEE BUILDWELL PRIVATE LIMITED 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 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 promoter is 134 months and the proposed end date is 31/03/2021.



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



  
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 Agra on this 27<sup>th</sup> day of October, 2017.

  
Deponent

I declare that the pan card, 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.

**ATTESTED**  
  
J.S. Bhagaur (Advocate)  
DISTT. NOTARY  
R.No. 9461/12  
Gazetted Officer, AGRA