

उत्तर प्रदेश UTTAR PRADESH

DS 162929

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 M/s RAM RAGHU BUILDWELL, promoter of the proposed project Ram Raghu Ananda Phase 2.

I, Manish Bansal son of Late Sri Suresh Nath resident of 602, Hill House Apartments, Suresh Plaza, M.G.Road, Agra, aged about 51 years, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. RAM RAGHU BUILDWELL has a legal title to the land on which the development of the proposed project is to be carried out.
2. That details of encumbrances are as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 31.10.2021.
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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

For Ram Raghu Buildwell

Partner



- the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
  9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
  10. That I / 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.

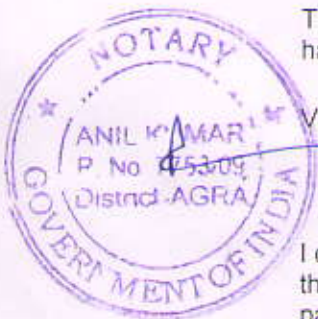
Verification

For Ram Raghu Buildwell  
Deponent  
Partner

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 on this 14<sup>th</sup> day of August, 2017.

For Ram Raghu Buildwell  
Deponent  
Partner



I declare that the pan card uploaded on website is correct and is of the promoter. I also declare that all other documents 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.

☒ I hereby agree with above affidavit, as required, I will submit the hard copy of above affidavit within 30 days from the date of the registration of project.

For Ram Raghu Buildwell  
Deponent  
Partner

Details of Litigations pending with respect to the land under the project Ram Raghu Ananda Phase 2.

1. Application / case for mutation in the Court of the SDM (Sadar), Agra, Ram Raghu Buildwell Vs Raj Baijal and others.
2. Stamp Appeal no.177 of 2015-2016 in the Court of the Chief Controller Revenue Authority, UP, Allahabad, Ram Raghu Buildwell Vs State of UP.



**ATTESTED**  
15/8/17  
ANIL KUMAR  
DISTT NOTARY  
Notarized Officer, Agra

For Ram Raghu Buildwell

Partner