



उत्तर प्रदेश UTTAR PRADESH

69AE 197497

**FORM 'B'**  
[See rule3(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. Rakesh Kumar Singh on behalf of Ghaziabad Development Authority, Ghaziabad of the proposed project Construction of 480 EWS Houses (G+3) under PMAY Scheme, Pratap Vihar Scheme, Ghaziabad duly authorized by the promoter of the proposed project. vide its his their authorization dated 09-12-2022

1. Ghaziabad Development Authority, Ghaziabad of the proposed project / duly authorized by the Ghaziabad Development Authority, Ghaziabad of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Ghaziabad Development Authority, Ghaziabad have / has a legal title to the land on which the development of the project is proposed

OR

Ghaziabad Development Authority, Ghaziabad have/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.

*(Signature)*  
आर.के. सिंह  
अधिकारी अधिकृत



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2. That the said land is free from all encumbrances.

OR

That details of encumbrances 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/**Ghaziabad Development Authority, Ghaziabad** is **31-Oct-2025**
4. That seventy per cent of the amounts realised by me/**Ghaziabad Development Authority, Ghaziabad** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/**Ghaziabad Development Authority, Ghaziabad** 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/**Ghaziabad Development Authority, Ghaziabad** shall take all the pending approvals on time, from the competent authorities.
9. That I/**Ghaziabad Development Authority, Ghaziabad** have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/**Ghaziabad Development Authority, Ghaziabad** 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.

*[Signature]*  
30.08.23  
अरुण के. सिंह  
अभिनीत अभियन्ता

#### Verification

The contents 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 Dated. 28.08.2023

*[Signature]*  
30.08.23  
अरुण के. सिंह  
अभिनीत अभियन्ता