

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. N.K Saini, CPM (Civil) and Mr. S.P.Gupta, General Manager(Finance), Indian Railway Welfare Organisation, New Delhi for IRWO's Project of Rail Vihar, Village Manoharpur, Delhi road, IRWO Phase-III., Moradabad (UP), and under authorisation by Managing Director, IRWO

We, N.K. Saini son of Late Shri Amar Singh Aged 61years , CPM(Civil) and S.P.Gupta, son of Late Sh. Bhawani Prashad Aged 71yrs., General Manager(Finance), Indian Railway Welfare Organisation, Railway Offices Complex, Shivaji Bridge (behind Shanker Market), New Delhi - 110001 do hereby solemnly declare, undertake and state as under:

1. That Indian Railway Welfare Organisation, New Delhi have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. Plan approval awaited from Moradabad Development Authority.
4. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is June, 2023.
5. That minimum seventy per cent of the amounts realized 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. Balance will be in separate account for other expenses.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. (i) That the amounts from the separate account shall be withdrawn only after signed bill from respective contractor/architect and certified by field CPM/GM. It will be further scrutinized by Design Engineer and Manager Finance at HQs office and recommended by CPM(Civil) and Addl General

Manager/Finance and approved by Director Technical before withdrawal from the account for release of payment.

(ii) Establishment and other expenses (maximum 25%) will be paid on actual basis after due verification.

8. 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 as 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.
9. That we shall take all the pending approvals on time, from the competent authorities.
10. That we promoters have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
11. That we promoters 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.

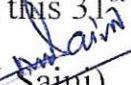

(N.K.Saini)
Deponent


(S.P.Gupta)
Deponent

Verification

We, N.K. Saini son of Late Shri Amar Singh Aged 61years, CPM (Civil)) and S.P.Gupta, son of Late Sh. Bhawani Prashad Aged 71yrs., General Manager(Finance), do hereby verify that the contents in para No. 1 to 10 of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at New Delhi on this 31st day of July 2017.


(N.K.Saini)
Deponent


(S.P.Gupta)
Deponent