

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 M/s RADHAMADHAV REALTORS PRIVATE LIMITED promoter of the proposed project "KISHORI KUNJ", situated on House No. 419 (old) & 523 (New), Ramanreti, Khasra No. 168(M), Mauza Vrindavan Bangar, Tehsil & Distt. Mathura through authorized signatory Mr. Mahesh Chand Baghel duly authorized by the promoter of the proposed project, vide resolution dated 14/04/2022.

I, Mahesh Chand Baghel authorized signatory of the proposed project duly authorized by the promoter do hereby solemnly declare, undertake and state as under:

1. That RADHAMADHAV REALTORS PRIVATE LIMITED has 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. That the time period within which the project shall be completed by the promoter is 26/07/2027.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the 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

[Handwritten signature]

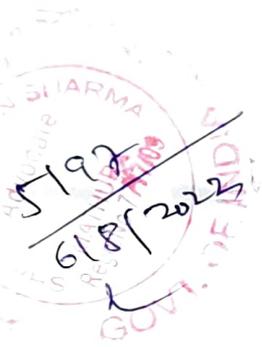
Verification

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 Mathura on this day of 6th of August, 2022.

Deponent

[Handwritten signature]



The Contents of Affidavit of document:
read over and explained to Mehesh Chand Baghel
who is identified by Simri..... Self
and on oath attested today on..... 06/08/2022
at my office and noted down in the
material register at on.....
the charged fees..... 30/- 06/08/2022

SHRIMAN NARAYAN SHARMA
NOTARY PUBLIC MATHURA
6/8/2022

SHRIMAN NARAYAN SHARMA
Advocate
Mathura, Distt Court, Mathura
6/8/2022