



उत्तर प्रदेश NOTAR PRADESH

FT 813162



DECLARATION

Affidavit cum Declaration of Mr. Anil Tewari, Director of Eldeco Housing and Industries Limited ('Promoter').

I, Mr. Anil Tewari, Director of Eldeco Housing and Industries Ltd, having its corporate office at 2nd floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, which is developing a project "Eldeco Imperia, Sysandi Road, Lucknow ('Project') hereby solemnly declare, undertake and state as under:

1. Neptune Infracon Private Limited & Shivaye Constructions Private Limited (wholly owned subsidiary of Promoter) have legal title to the land on which the development of the proposed project is to be carried out. Promoter is entitled to develop, market & sell the project.
2. That the said land of the proposed Project is free from all encumbrances.
3. That the time period within which the Projects has to be completed by the Promoter is March 15, 2027.
4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of constructions and the land cost and shall be used only 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 That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

SIGNATURE ATTESTED

R.C. VERMA
Adv. & NOTARY
Collectorate Court
Lucknow U.P. INDIA
Regd. No 31/64/2000



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 have/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 time of allotment of any apartment, plot or building; as such case may be, on any grounds.



Verification

The contents of above Affidavit cum Declaration are true and correct as per my knowledge and nothing material has been concealed by me there from.

Verified by me at on this 26th day of March 2021.



SIGNATURE ATTESTED

R.C. VERMA
Adv. & NOTARY
Collectorate Court
Lucknow U.P. INDIA
Regd. No 31/64/2000

26/3/2021