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 Description of Document : Article 4 Affidavit
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 Second Party : Not Applicable
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FORM-"B"

Affidavit Cum Declaration

For Metro Suites Homes LLP

Designated Partner

DIN- 03151799

Statutory Alert:

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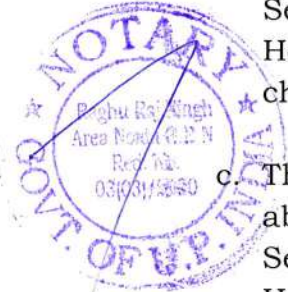
FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sudhir Kumar Rai S/o Lalit Mohan Rai R/o Plot No. C-58/29, MEA Apartments, A-212, Sector-62, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201301, Designated Partner of the promoter (M/s Metro Suites Homes LLP) of the proposed project namely "Metro Suites Bellavie".

I, Sudhir Kumar Rai, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title of the land (Plot No. GH-13/S-2, Sector-13, Vasundhra, Ghaziabad, Uttar Pradesh) on which the development of the said project is proposed.
2. That the details of encumbrances have been uploaded under "details of encumbrances" in the portal and also mentioned below:
 - a. That M/s Metro Suites Homes LLP has paid Rs. 35,52,76,115 to the Avas Vikas Parishad against the total consideration amount Rs. 71,05,52,230 of above-mentioned property and rest amount of consideration of Rs. 35,52,76,115 will be paid with 11% of interest in 10 installments of six months. The remaining 50% consideration amount of Rs. 35,52,76,115 is charged on above mentioned property.
 - b. That amount of Rs. 43,00,00,000 (term loan) against above mentioned property, sanctioned by CSL Finance Ltd and Rajasthan Global Securities Pvt. Ltd. on dated 7-1-2023 in favor of M/s Metro Suites Homes LLP which shall be repaid in 24 monthly installments, is also charged on above mentioned property.
 - c. That amount of Rs. 8,00,00,000 (term loan), sanctioned against the above-mentioned property by CSL Finance Ltd and Rajasthan Global Securities Pvt. Ltd. on dated 15-1-2024 in favor of M/s Metro Suites Homes LLP which shall be repaid in 24 installments is also charged on above mentioned property.



For Metro Suites Homes LLP

Sudhir

Designated Partner

DIN - 03151799

3. That the time period within which the proposed project shall be completed by the Promoter is 5 years from the proposed date of starting of the project i.e., 01.01.2024 to 18.12.2028.
4. That 70% of the amounts realized by the Promoter for all the real estate projects from the allottees from time to time as per the payment plans shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the construction and the cost of the land and shall be used only for that purpose.
5. That the amounts from the separate accounts 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 Deponent 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 said project only 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 the allotment of any apartment, plot or building as the case may be, on any grounds.



For Metro Suites Homes LLP

Designated Partner

DEPONENT

DIN 03151799

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by the Deponent therefrom.

Verified on 10th day of May 2024.

For Metro Suites Homes LLP


DEPONENT
Designated Partner

DIN 03151799



ATTESTED


RAGHAV RAJ SINGH
NOTARY Noida, G.B. Nagar (U.P.) India

10 MAY 2024