

भारतीय गैर न्यायिक



उत्तर प्रदेश UTTAR PRADESH

82AC 060375

**FORM 'B'**  
[See rule 3(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. Om Prakash Gupta**, duly authorized by the promoter "**ROMA BUILDERS & PROMOTERS PVT LTD**" of the proposed project

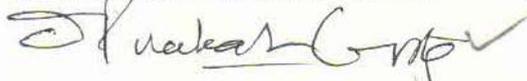
I, **Om Prakash Gupta**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **30.11.2024**.

That 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.

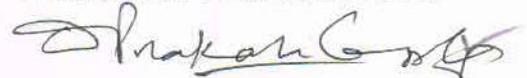
Page 1 of 2

Roma Builders & Promoters Pvt. Ltd.

  
Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter 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 the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Roma Builders & Promoters Pvt. Ltd.



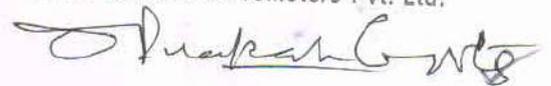
Director  
Deponent

**Verification**

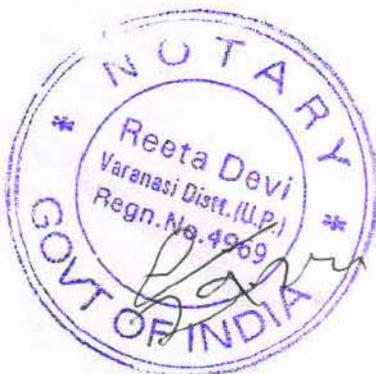
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Varanasi on this 29<sup>th</sup> day of February 2020.

Roma Builders & Promoters Pvt. Ltd.



Director  
Deponent



SWORN & VERIFIED BEFORE ME

  
REETA DEVI, Advocate  
NOTARY Govt. Of India  
Regn. No. 4969, Varanasi