



उत्तर प्रदेश UTTAR PRADESH

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BM 446022

**Affidavit cum Declaration**

Affidavit cum Declaration of M/s ANAYA ENTERPRISES promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16/01/2018.

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

1. That promoter have / has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
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 31 December 2018.
4. That seventy per cent of the amounts realised 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

**For M/s ANAYA ENTERPRISES**

*Ushu Arora*  
Partner / Authorised Signatory

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- 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 I 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.

**For M/s ANAYA ENTERPRISES**

*Wahid Anaya*  
Partner / Authorised Signatory  
Deponent

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 on 16th day of January 2018.

**For M/s ANAYA ENTERPRISES**

*Wahid Anaya*  
Partner / Authorised Signatory  
Deponent

*[Faint, mostly illegible text from the reverse side of the page, including phrases like "I, promoter of the proposed project...", "That promoter have / has a legal title to the land...", "That the said land is free from all encumbrances...", "That the time period within which the project shall be completed...", "That seventy per cent of the amount raised by promoter for the said project...", "That the promoter shall get the accounts audited..."]*

**For M/s ANAYA ENTERPRISES**

*[Faint signature]*  
Partner / Authorised Signatory  
Deponent