

उत्तर प्रदेश UTTAR PRADESH



FU 148699

### 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 2<sup>nd</sup> floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, which is developing a project named **Eldeco Saksham ("Project") on land admeasuring 3124 sq mtrs ("Land") falling within Eldeco Samridhi, Udyan 2 situated at Raibareilly Road, Lucknow hereby solemnly declare, undertake and state as under:**

1. That the Lucknow Development Authority has the legal title of the Land of the Project & Lucknow Development Authority has granted license to Promoter to develop the Land and receive sale proceeds thereon from the prospective buyer/s of the units in the Project.
2. That the Land is free from all encumbrances.
3. That the time period within which the Project has to be completed by the Promoter is July 13<sup>th</sup>, 2026.
4. That the seventy percent (70%) of the amounts realised by Promoter from the allottees of the Project, 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.

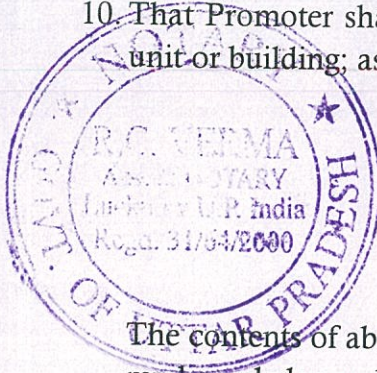
SIGNATURE ATTESTED

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





5. That the amounts from the separate account, to cover the cost of constructions and the Land cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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, if any 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 RERA.
10. That Promoter shall not discriminate against any allottee at time of allotment of any plot, unit or building; as such case may be, on any grounds.



#### Verification

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

Verified by me at on this 16<sup>th</sup> day of February 2021.



SIGNATURE ATTESTED

R.C. VERMA  
Adv. & NOTARY  
Collectorate Court  
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