

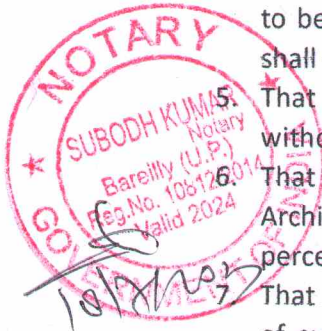
FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **Mr. SUBEB PANDA** Age about **45 years**, S/o Late **Sh. Amar Panda**, as Director M/s **Sobti's Buildwell Limited**, Shop No. 1 Plot No. 165 Pratap Nagar, New Delhi, 110 064 India & Corp. Office Sobti Complex, Green Park, Vill. Harunagla, Bisalpur Road, Distt. Bareilly 243 011.

I Sudeb Panda do hereby solemnly declare, undertake and state as under: -

1. M/s Sobtis Buildwell Limited have a legal right (Memorandum of understanding for agreement Dt. 16th March 2023) to the land on which the development of Sobti Sapphire is to be carried out and legally valid authentication of title of such land along with an authenticated copy of the arrangement between the owner for the development of Real Estate project is enclosed here with.
2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed my M/s Sobtis Buildwell Limited is 5 years.
4. That seventy percent of the amounts realized by M/s Sobtis Buildwell Limited for the real Estate project from the allottees, from time to time to shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That M/s Sobtis Buildwell Limited shall get the accounts audited with six months after the end of every financial year by 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 and the amounts collected for particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
8. That M/s Sobtis Buildwell Limited shall take all the pending approvals on time, from the competent authorities.
9. That M/s Sobtis Buildwell Limited has furnished all documents as have been prescribed by the rules and regulation made under the act.
10. That the M/s Sobtis Buildwell Limited shall not discriminate against any allottee at the time of allotment of any plot on any grounds.
11. That till date of application under RERA booking and sale has not been taken/done also, this project/or any other project has not been registered under RERA.



Certified that Shri. Mr. SUBEB PANDA

who has been Identified by Shri. _____
presented this affidavit before me today at _____
AM/PM at Bareilly After sworn to the contents of
this affidavit and confirmed the contents which
have been stated in it.

VERIFICATION

The content of our above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bareilly this 18th Day of July 2022.

SUBODH KUMAR
Advocate & Notary
Reg.No. 10812/14, Bareilly

DEPONENT

