



GH 268230
D. 20/07/2023

Signature T.I. Attested

SPV
21/10/23
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Prisham

AFFIDAVIT (FORM B)

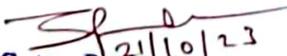
Declaration, supported by an affidavit, which shall be signed by the promoter or any person authorised by the promoter.

AFFIDAVIT CUM DECLARARTION

Affidavit cum declaration of Mr. KRISHAN PAL S/o Late Shri Ishwar Singh resident of 9B/69 Vrindavan Yojna Lucknow 226029, the promoter of the proposed project MALIK COMMERCIAL COMPLEX 11/com-104(corner) Vrindavan Yojna Lucknow, do hereby solemnly declare, undertake and state as under:

1. That Mr. KRISHAN PAL ("Land Owner") have/has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances excluding the instalment of Uttar Pradesh Awas Ewam Vikas Parishad (UPAVP) at the time of Registration of RERA for MALIK COMMERCIAL COMPLEX.
3. That on or before 31.07.2028 project MALIK COMMERCIAL COMPLEX shall be completed.
4. That seventy percent of the amounts realized by the promoter for this 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and

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shall produce a statement of accounts duly signed and certified by such practicing 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 the promoter or the land owner shall take all the pending approvals on time, from the competent authorities.
9. That the promoter or the land owner have/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 allotment of any apartment, plot or building, as the case may be, on any grounds.

Pranav
Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.
Verified by me at on this day of 21 October 2023.

Place: Lucknow
Date: 21.10.2023

Pranav
Deponent



Signature T.I. Attested

Sp
21/10/23
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/ executed/ surety,
who has signed/ Put T.I. before me