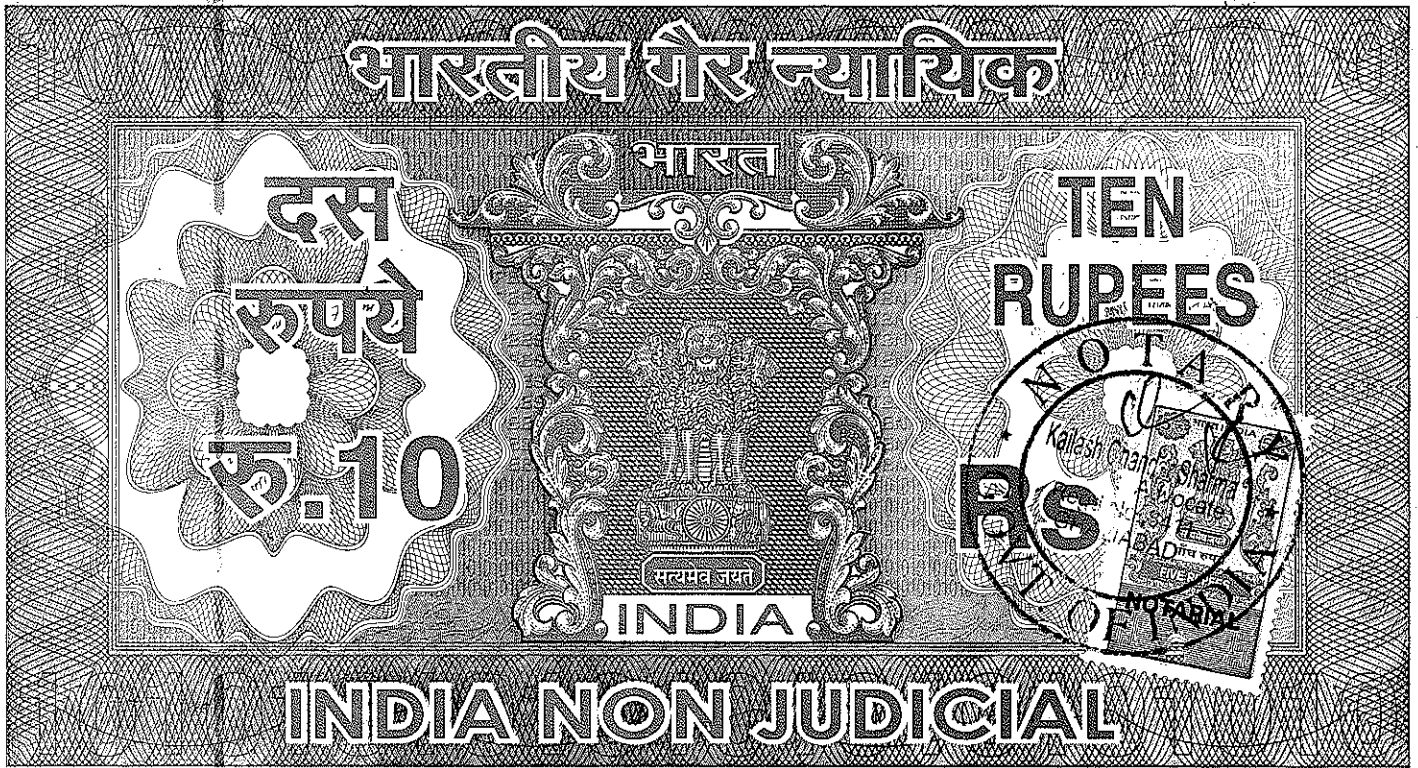




उत्तर प्रदेश, UTTAR PRADESH

34AD 055183

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

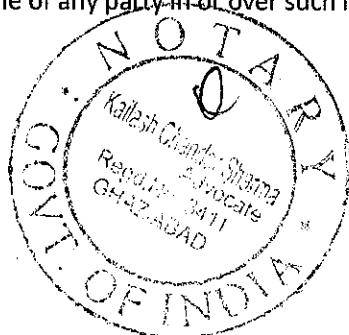
(Project : URBAN HOMES Phase 2A (Block K), Shahpur Bamhetta, Ghaziabad, UP)

Affidavit Cum Declaration

Affidavit cum Declaration of Mrs. Uma Agarwal W/o Late Mr. B. B. Agarwal duly authorized by the promoter of the proposed project, M/s. Shubhhomes Realcon Private Limited vide its authorization dated 08-07-2017.

I, Mrs. Uma Agarwal W/o Late Mr. B. B. Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.



10/2 AUG 2017

11 AUG 2017

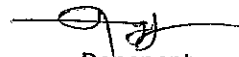
क्रमांक	238
स्टाम्प क्रय करने का प्रयोजन	
स्टाम्प प्रेक्षा का नाम व पूरा पता	
स्टाम्प की श्रवणशक्ति/मूल्य	10
11 AUG 2017	
संजय कुमार स्टाम्प विक्रेता	
लाइसेन्स सं०-62,	
लाइसेन्स की अवधि 31-03-2017 तक	
श्री 0 नं० 241 सिविल कोर्ट, लखनऊ	

Shubhhome Realcon Pvt. Ltd

11 New Rajdhami 14th Floor

Wazirpur
Delhi

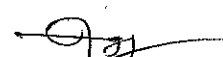
3. That the time period within which the project shall be completed by promoter is **20-04-2022**.
4. That seventy percent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter 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.


Deponent

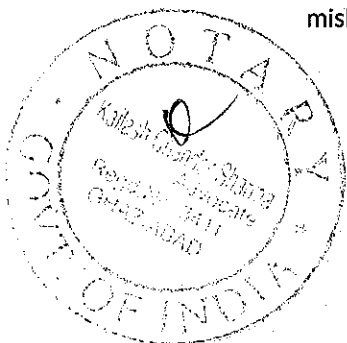
Verification

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 Ghaziabad on this _____ day of _____, 2017.


Deponent

I declare that the PAN Card, Adhaar Number/CIN Number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

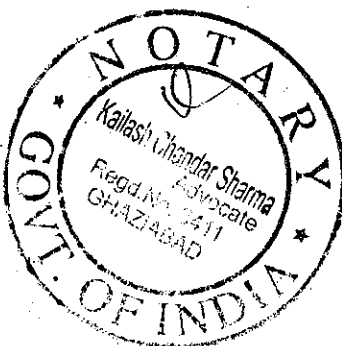


12 AUG 2017

Annexure

Detail of Encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details :

Sl.No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Name of Charge holder
1	Urban Homes Project by 'Utility Estates Pvt. Ltd.' and 'Shubhhomes Realcon Pvt. Ltd.	Land admeasuring 5226 Sq. Mtr. Falling in Khasra No. 2385 & 2388	Registered Security Bond for providing security of Land admeasuring 5226 Sq. Mtr Falling in Khasra No. 2385 & 2388 situated at village Shahpur Bamhetta, Ghaziabad, UP amounting to Rs. 6,53,25,000/- for ensuring development of Internal Development Work amounting to Rs. 6,53,16,230/-	Security Bond Registered at Sl. No. 3599 in Bahi No. 1, Zild No. 12011 from Page No. 175 to 188 bearing No. 3599 on 12.05.2014 in the office of Sub-Registrar-First, Ghaziabad in favor of Vice Chairman Ghaziabad Development Authority



NO. 51 DATE 12 AUG 2017
Sh. Kailash Chandar Sharma w/o B.B. Agarwal
R/c Delhi

ATTESTED

Kailash
KAILASH CHANDAR SHARMA
Advocate & NOTARY
GHAZIABAD (U.P.)

12 AUG 2017