

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

49AD 240411

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s **Omega Developer and Builders** promoter of the **Windsor Greens Phase-1** at Village- Uttardhauna through **Mr. Ashish Gupta**, working partner of the M/s **Omega Developer and Builders**, promoter of the project, do hereby solemnly declare, undertake and state as under:

1. That Omega Developer and Builders have a legal title to the land on which the development of the project is to be carried out.
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 **09<sup>th</sup> May 2023**.
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / 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.

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 Lucknow on this 08<sup>th</sup> day of August 2018.



Deponent

SWORN AND VERIFIED  
BEFORE ME

08/08/18  
S.K. SHUKLA  
Advocate & Notary  
L.N. - 1/17, Gandhi Nagar  
Lucknow

I Know & identify the deponent  
Executant who has/have signed/pur  
T.I before