

उत्तर प्रदेश UTTAR PRADESH

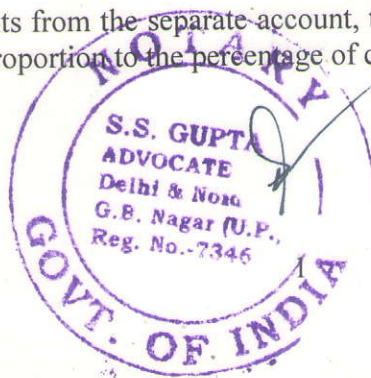
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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Gajendra Pal Sharma** S/o Late Mr. Ramrich Pal Sharma R/o Flat No. 47, Ground Floor, Shakti Khand-I, Indirapuram, Ghaziabad (UP) duly authorized by M/s. ASM Management Consultants Private Limited, promoter of the proposed project vide their Board Resolution dated 13th December 2019.

I, **Gajendra Pal Sharma** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter M/s. ASM Management Consultants Private Limited has a legal title to the land on which the development of the project is proposed.
2. That the project land is mortgaged in favour of Catalyst Trusteeship Ltd. vide registered Mortgage Deed dated 20.11.2019 and Registration No. 14461.
3. That the time period within which the project shall be completed by promoter is 31.12.2023.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



For ASM Management Consultants Pvt. Ltd.

GP Sharma
Auth. Signatory

5 AUG 2020

क्र.सं. 16 स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की राशि.....

अंशुल कुमार शर्मा स्टाम्प विक्रेता

ला० न० 119 ला० अर्थी 21/08/20

उप-विभागाध्यक्ष कार्यालय परिमर से०

M/S ASM Management Consultants (P) Ltd

Pho 4281

100/-

77 232843

उत्तर प्रदेश

AFFIDAVIT CUM DECLARATION

A before the undersigned, Mr. Gajendra Pal Sharma, Advocate, U.P. High Court, at Lucknow, the following facts are stated to be true and correct as far as the facts are within the knowledge and belief of the undersigned, and the undersigned is not aware of any facts which may impeach the truth of the above statement.

I, Gajendra Pal Sharma, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter M/s. ASM Management Consultants Private Limited has a legal title to the land on which the development of the project is proposed.

2. That the project land is mortgaged in favour of Catalyst Township Ltd. vide registered Mortgage Deed dated 20.12.2019 and Registration No. 14401.

3. That the time period within which the project shall be completed by promoter is 12.12.2023.

4. That seventy per cent of the amount of the project cost 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 amount from the account shall be used to cover the cost of the project, shall be withdrawn in proportion to the progress of completion of the project.

For ASM Management Consultants Pvt. Ltd.

Auth. Signature



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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

For ASM Management Consultants Pvt. Ltd.

GP Sharma
Auth. Signatory

Deponent

Verification

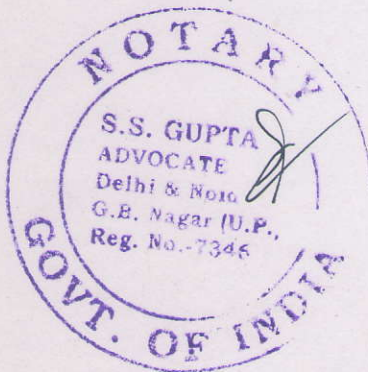
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Ghaziabad on this 5th day of August 2020.

For ASM Management Consultants Pvt. Ltd.

GP Sharma
Auth. Signatory

Deponent



ATTESTED

S.S. GUPTA, ADVOCATE
NOTARY PUBLIC
Delhi & Noida G.B. Nagar (U.P.)

7. AUG 2020