



FH 445383

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. Ramayan Sharan
promoter of the proposed project / duly authorized by the promoter of the proposed
project, vide its/his/their authorization dated 569/RERA-CELL/dt 08-2-19

I, promoter of the proposed project, duly authorized by the promoter of the proposed
project vide his letter No. 569/RERA-CELL/dt 08-02-19
do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development
of the project is proposed

OR
_____ have/has a legal
title to the land on which the development of the proposed project is to be carried out

Sworn and Verified
before me.

AND
_____ a legally valid authentication of title of such land along with an authenticated copy of
agreement between such owner and promoter for development of the real estate
project is enclosed herewith.

SIGNATURE ATTESTED

R.C. V...
Court
Lucknow, U.P., INDIA
Regd. No. 31/64/2000

That, the said land is free from all encumbrances.

Name of Project → Construction of 396 Noa Houses
under P.M.A.Y.(U) at Second Phase
in Gonda.

D.O.C. of Project - 30.11.2024

Name of Promoter. U.P. Awas Evam Vikas Parishad.

OR

That details of encumbrances — N. A. — including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is

4. That, seventy percent 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.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

Sworn and Verified before me 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 09.06.2020 on this 09th day of June - 2020

R. C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd 31/64/2000


Deponent