



उत्तर प्रदेश UTTAR PRADESH

DT 722654

FORM B

{See Rule 3(4)}

Affidavit cum Declaration

Affidavit cum declaration of Mr. Sunil Kumar duly authorized by M/s RS Landcarft LLP having its registered office at Permesh corporate towers, 309, 3rd floor plot no.-13 karkardooma community center Delhi 110092, hereinafter referred to as the promoter of the proposed project vide its authorization Letter dated 25.07.2017.

I, duly authorized, representative of the promoter of the proposed project 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

M/s RS Landcarft LLP have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

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

2. That the said land is free from all encumbrances.

For RS LANDCRAFT LLP

Sunil Kumar
Auth.Sign.

3. That the time period within which the project shall be completed by the me/promoter is 54 months.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For RS LANDCRAFT LLP

Sunil Kumar
Deponent Auth.Sign.



The contents of my above Affadavit cum declaration are true and correct and nothing material has been concealed by me there from.

For RS LANDCRAFT LLP

Sunil Kumar
Deponent Auth.Sign.

ATTESTED
No. 5 Date 3.7.17
Shri Sanjay Sharma
Identified by Shri
Sanjay Sharma (Advocate)
Notary Ghaziabad (U.P.)
Govt. of India
3.7.17