

FORM 'B'

[See rule3(4)]



**DECLARATION ,SUPPORTED BY AN AFFIDAVIT,WHICH SHALL BE SIGNED BY THE PROMOTOR
OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

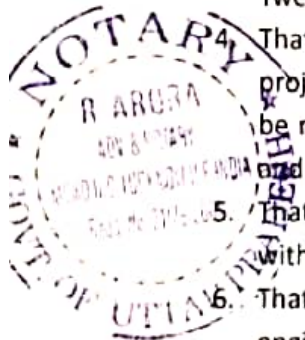
Affidavit cum Declaration of Mr. Pradeep Agarwal being authorized signatory of M/S Symtech Developers and promotor of the Sparsh Gateway duly authorized by the promoter of the proposed project, vide its/ his/ their authorization dated 21/12/24.

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

1. That 1/ promoter have/ has a legal title to the land on which the development of the project is proposed 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 encumbrance.
3. That the time period within which the project shall be completed by me/promoter is Twenty seven(27) months from 4-12-24 to 27-3-27.

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 That the amounts from the separate account ,to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to he percentage of completion of the project.
7. That 1/ 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 incompliance with the proportion to the percentage of completion of the project.
8. That 1/promoter shall take all the pending appronals on time, from the competent authorities.

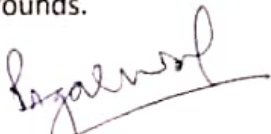


**SWORN & VERIFIED
BEFORE ME**
21/12/24
R. ARORA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31 (79) 2001

Agarwal



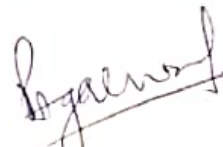
9. That 1/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 1/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as building as the case may be, on any grounds.

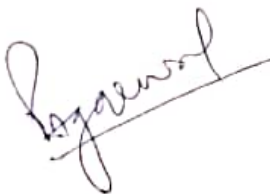

Deponent

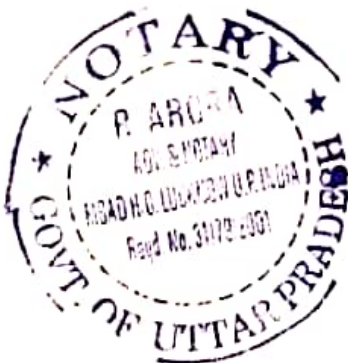
Verification

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


Verified by me at 21 on this day of December of 2024


Deponent





**SWORN & VERIFIED
BEFORE ME**


R. ARORA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31 (79) 2001

