भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

NOTARY JITENDRA KUMAR SOOD Advocate & Notary NOTARIAL Reg. No. 31/37/2000 GOVT. OF U.P.

F.H. 305229

02 JUN 2020

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Navjot Singh Verma, Executive Engineer, Construction Division-11, UPAVP promoter of the proposed project / duly authorized by the promoter UP AWAS EVAM VIKAS PARISHAD of the proposed project, vide its/his/their authorization Letter No. 2630 Dt. 28.07.2017

I, Navjot Singh Verma, Executive Engineer, Construction Division-11, UPAVP promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

Housing and Urban Planning Department have/has a legal title to the land on which the development of the proposed project is to be carried out

18-6-2020

Jitendra Kumar Sood
Advocate & Notary
8-A, Clay Square Mathur Marg
Lucknow, U.P. INDIA

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.

OR

That details of encumbrances by District administration of Lucknow including details of any rights, title, interest or name of any party in or over such land, along with details will be provided.

3. That the time period within which the project shall be completed by promoter is Forty Eight months i.e. 01.07.2021 to 30.06.2025.

4. That seventy per cent of the amounts released 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 will be ensured by Finance Controller, UPAVP.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project, will be ensured by Finance Controller, UPAVP.

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, will be ensured by Finance Controller, UPAVP.

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, will be ensured by Finance Controller, UPAVP.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

NOTARY JITENDRA KUMAR SOOD Advocate & Notary Lko. U.P. India Reg. No. 31(37)/2000 GOVT. OF

18-06-2020

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Advocate & Notary
B-A, City Square Mathur Marg
Lucknow, U.P. INDIA

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.

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 Lko on this 18 day of -6-2020

Deponent

NOTARY
JITENDRA KUMAR SOOD
Advocate & Notary
Lko. U.P. India
Reg. No. 31(37)/2000
GOVT. OF U.P.

Sworn & Verified
Before me.
18-6-2020
Jitendra Kumar Sood
Advocate & Notary
8 A, Clay Square, Mathur Marg
Lucknow U.P. INDIA

Identify the deponent/executant who has signed/put LTI/RTI before me
18/6/2020