



उत्तर प्रदेश UTTAR PRADESH

DZ 749487

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kushagr Ansal, S/o Shri Deepak Ansal, R/o 82, Jor Bagh, New Delhi-110003, Wholetime Director and CEO of M/s Ansal Housing & Construction Ltd., promoter of the ongoing project duly authorized by the promoter of the proposed project, vide its authorization dated 29.05.2017;

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

1. That the land title is in favour of M/s Ansal housing and construction limited, M/s Wrangler Builders Pvt. Ltd. (a wholly owned subsidiary of M/s Ansal Housing and Construction Ltd.), M/s Third Eye Media Pvt. Ltd. (a wholly owned subsidiary of Ansal Housing and Construction Ltd.) and Nand Estate Dev. Pvt. Ltd. The project "**ANSAL TOWN AGRA PHASE-III**" which is a residential project, is being developed by M/s Ansal Housing & Construction Ltd., 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 accompanying application.
2. That the said land has no encumbrance details of which including details of rights, title, interest, dues, etc. has already been given in the accompanying application and the same is not being repeated for the sake of brevity.
3. That the time period within which the project shall be completed by the promoter is 31st December, 2019.
4. That seventy per cent of the amounts realized by me for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder and shall furnish any other further documents as and when directed by the authority.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

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 29th day of May 2018.



ATTESTED
OM PRAKASH SINGH
Notary, Ghaziabad

22 MAY 2018