

भारतीय गैर न्यायिक

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रुपये  
रु.10



TEN  
RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

80AE 587580



19/8/23

*Rajany Kumar*

**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 Mr. Vijay Kumar Mehrotra S/o Late *Ganga Narain*  
Mehrotra R/o 8/21, Arya Nagar, Kanpur Nagar Co-Promoter of the Project 'Gooba  
City' situated at Devi Sahai Nagar, Mauza Bairy Akbarpur Banger, Kanpur Nagar

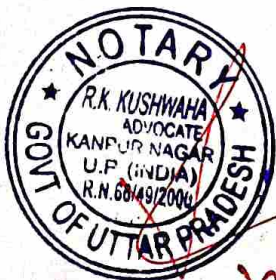
I, Co-Promoter of the aforesaid project do hereby solemnly declare, undertake and state as under:

1. That Promoters have a legal title to the land on which the development of project is going on.
2. That the said land is free from all encumbrances.
3. That the time period with in which the Project shall be completed by promoters is 60 months.
4. That the seventy percent amount realized by promoters for the real estate project from the allottees, from time to time shall be deposited in a separate Bank 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 That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



*Vijay Kumar*

7. That promoters 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 Promoters have already developed aforesaid Building over their ancestral land with their lifetime savings and investments. Promoters have so far completed almost 90% of the aforesaid Building along with all civic amenities through their own cost and expenses. That so far Promoter have neither booked or allotted any Flat nor received any advance or booking amount from any person. Promoter's entire Flats of project are un-booked and un-encumbered till date.
9. That the Promoter's plan is to sell and deliver Ready to move in/Completed Flats to the future purchasers and actually completed almost 90% works. Therefore no booking/sale amount from the purchasers is to be used or needed for construction purposes. After completing and getting 'Completion Certificate' Promoter will sell and handover Ready to move in/Completed Flats to purchasers.
10. Therefore for our Project Opening of 3 Bank Accounts and necessity of taking Engineers/Architects/CAs Certificates before withdrawing money from the Bank Account, are Not Applicable as no booking/sale amount from the purchasers is to be used or needed for construction purpose now as the project is almost completed. No money is needed now from the purchasers for development purpose, only sale deed of the ready Flats are to be executed after receiving sale consideration. BUT SINCE IT IS NECESSARY GUIDELINE OF THE RERA-UP TO OPEN 3 BANK ACCOUNTS FOR PROJECT THEREFORE TO COMPLY THE GUIDELINE PROMOTERS OPENED 3 RERA DESIGNATED BANK ACCOUNTS NAMELY COLLECTION ACCOUNT,



19/8/23

Rajy Kumar

SEPARATE A/C AND TRANSACTION A/C IN INDIAN BANK, HALSEY ROAD, KANPUR.

- 11. That promoters shall take all the pending approvals on time, from the competent authorities.
- 12. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 13. That promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

Deponent

*Dijay Kumar*

Verification

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

Verified by me at Kanpur on this      day of August, 2023.

Deponent

*Dijay Kumar*



*19/8/23*

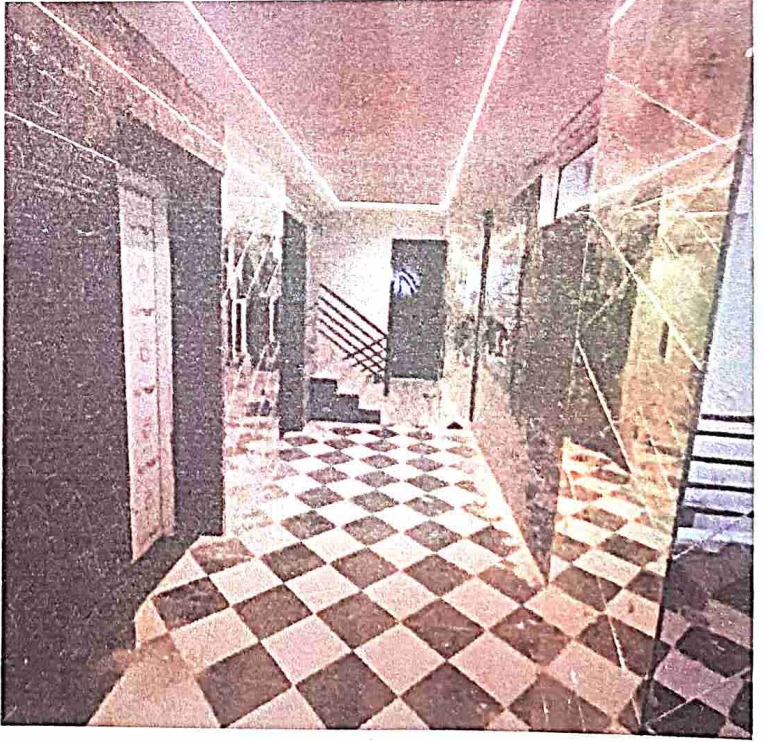
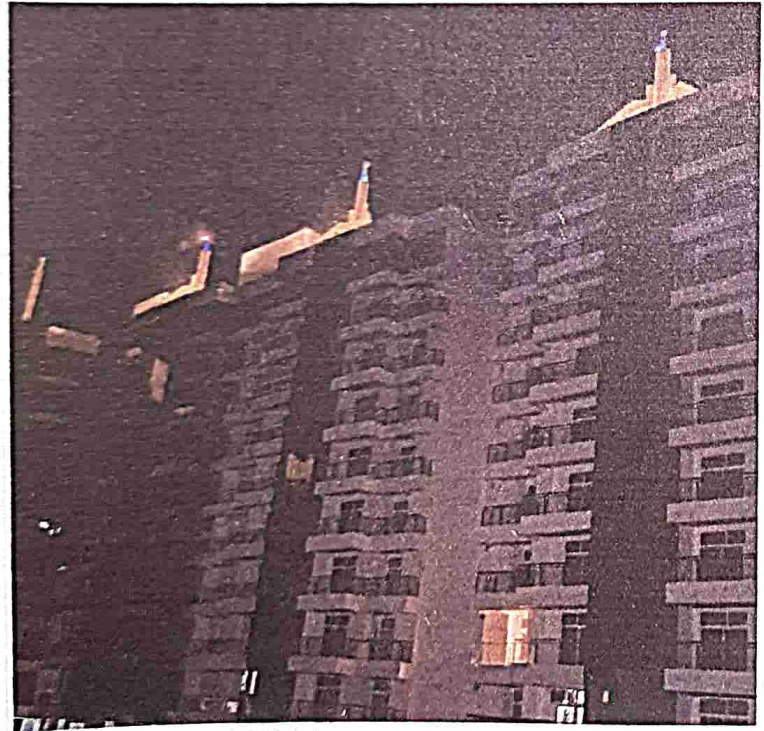
Certified that this documents and  
 affidavit sworn before me on.....  
 by Shri.....  
 who is identified  
 by Shri.....

*19/8/23*  
*Mang Shankar*  
 Notary Kanpur Nagar

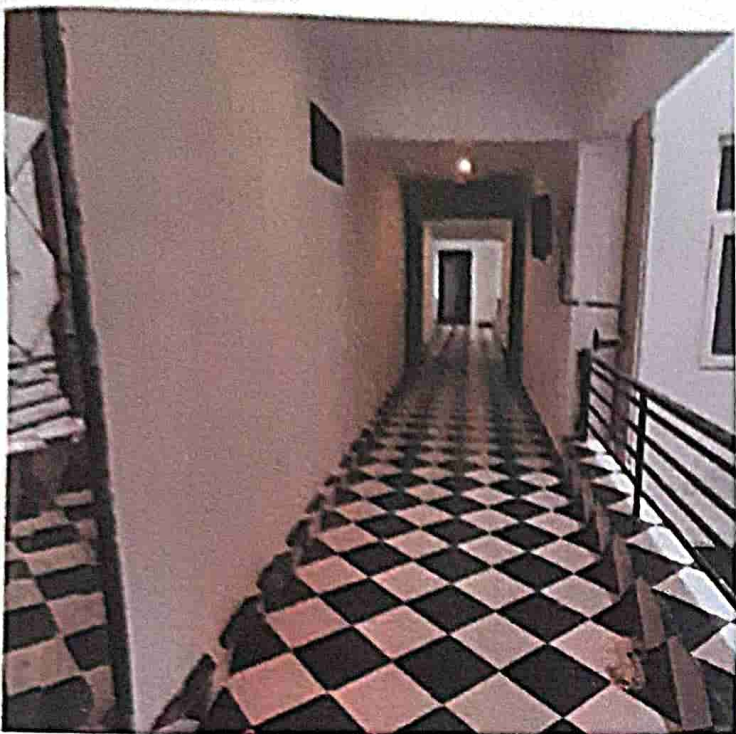
Identified by

*Mang Shankar*  
*Adhar*

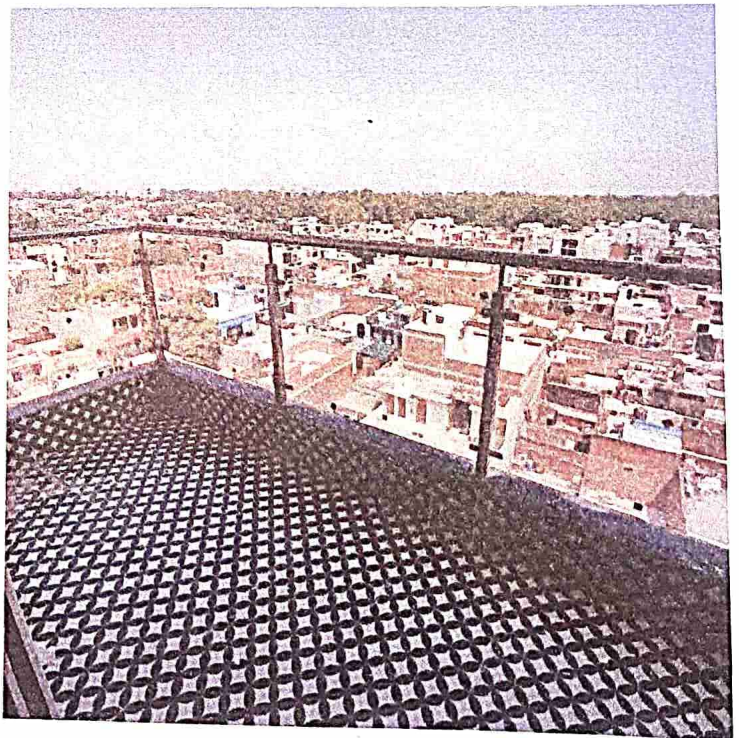
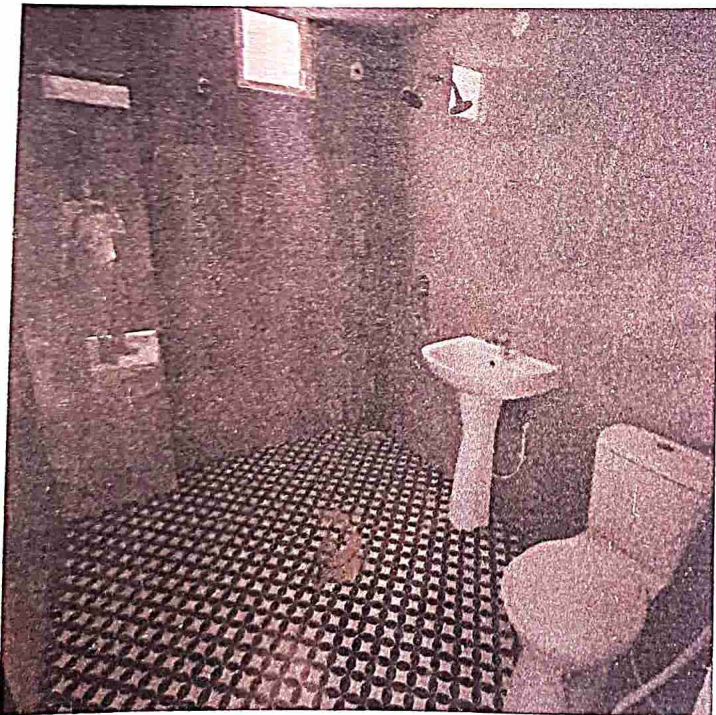
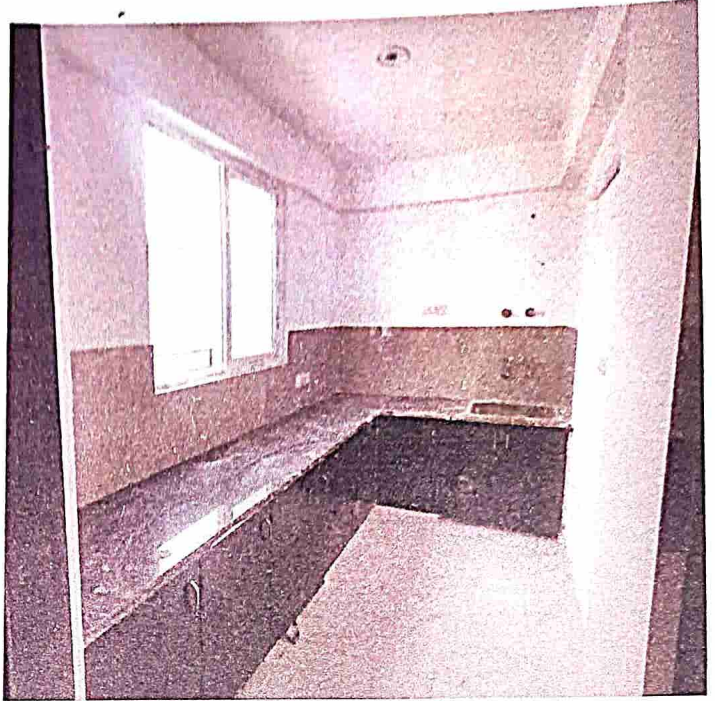
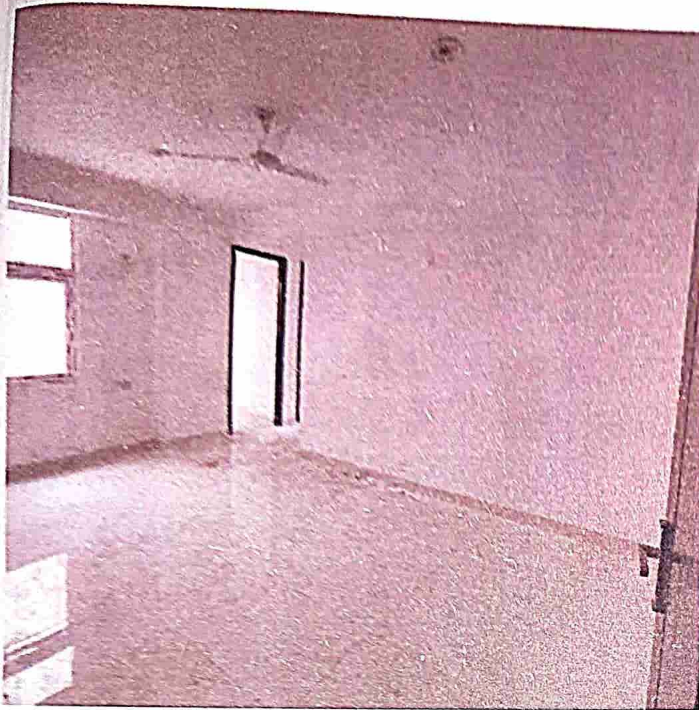
*19/8/23*



*Notary Public*



Vijay Kumar



Pijay Kumar