

उत्तर प्रदेश UTTAR PRADESH

BL 860189

FORM B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pradeep Kumar Agrawalla, S/o Sh. Indra Prasad Agrawalla, R/o Barapali Sambalpur, Orissa duly authorized by **M/s Panch Tatva Promoters Private Limited** having its Registered Office at Unit No. 105, First Floor, Vardhman's Sidhant Shopping Plaza, LSC, Savita Vihar, Delhi, 110092 and Corporate Office at H-175, Sector-63, Noida, UP, Pincode: 201301, the promoter of the proposed project namely "**Galaxy Vega –Towers F & G AND Convenient Shopping Centre-Galaxy Arcade**", situated at Plot No. GH-08C, Techzone –IV, GNIDA, vide its authorization at the Board Meeting of the Directors dated **22-07-2017**

I, duly authorized by the promoter of the project "**Galaxy Vega –Towers F & G AND Convenient Shopping Centre-Galaxy Arcade**" do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is mortgaged with Syndicate Bank, Mid Corporate Branch, Raj Nagar, Ghaziabad against the Term Loan availed with the Bank.
3. That the time period within which the project shall be completed by promoter is **02-10-2018**



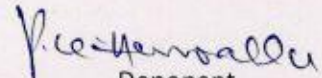
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4. That seventy percent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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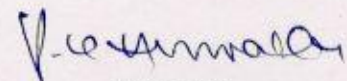
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Noida** on this **27th** day of **July 2017**


Deponent