



उत्तर प्रदेश UTTAR PRADESH



DT 895291

7 JUN 2017

#### DECLARATION

Affidavit cum Declaration of Ms. Ruchi Sachdeva duly authorized by Eldeco Housing and Industries Limited ( 'Promoter ' ) of the Project vide its/his/their authorization dated 24<sup>th</sup> July,2017.

I, Ruchi Sachdeva Addl.DGM Customer Care/Mktg of Eldeco Housing and Industries Ltd, having its corporate office at 2<sup>nd</sup> floor , Eldeco Corporate Chamber-1,Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-26010, duly authorized by the promoter of the proposed project to hereby solemnly declare , undertake and state as under.

1. ELDECO HOUSING AND INDUSTRIES LTD. Have/has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project ( ELDECO REGALIA) shall be completed by me/promoted is 30-9-2024.

K. K. JAISWAL  
Adv. & NOTARY  
Lucknow U.P. INDIA  
Regd. 31/42/2000

29/7/17





4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of constructions and the land cost and shall be used only 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I/promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building, as such case may be, on any grounds.



#### Verification

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

Verified by me at on this 28<sup>th</sup> day of July 2017.



ATTESTED

R. K. JAISWAL  
Adv & NOTARY  
Lucknow U.P. INDIA  
Regd 3042/2000

29/7/17

I know and identify the deponent;  
who has signed/put his T. before me

29/7/17