



उत्तर प्रदेश UTTAR PRADESH

96AD 388811

**FORM 'B'**

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

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Ayub Hasan Khan (Director) duly  
authorized by the Aera Construction & Developers Private Limited  
(Promoter) of the proposed project

I, My Ayub Hasan Khan duly authorized by the promoter of the proposed  
project do hereby solemnly declare, undertake and state as under:-

1. That promoter has a regally 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.



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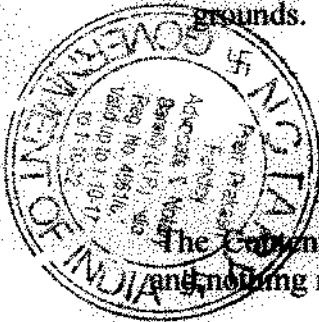
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13. That the time period within which the project shall be completed by promoter is.05.07.2027.
14. That seventy percent of the amounts realized by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in 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.
15. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
16. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
17. 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 shall that the

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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.
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 Bareilly 28.01.2020.

Deponent

Subscribed that Shri Ajub Hasan  
who is identified by Shri \_\_\_\_\_  
presented this affidavit before me at  
Bareilly after sworn the contents of \_\_\_\_\_

(Pram Prakash Pandey)  
Advocate & Notary  
Teen Shed Collatorate Bareilly