

उत्तर प्रदेश UTTAR PRADESH

FM 071688

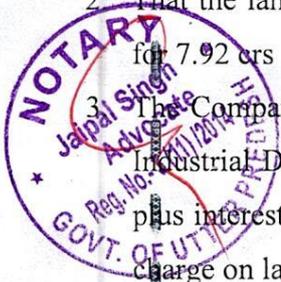
FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

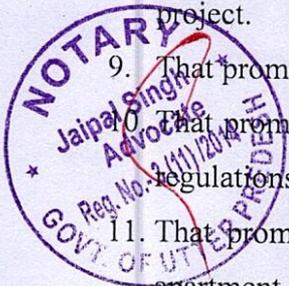
Affidavit cum Declaration of Mr. Lalit Narayan Jha promoter of the proposed project SKA DIVYA TOWERS, duly authorized by the promoter of the proposed project, vide their authorization dated 2<sup>nd</sup> July 2020.

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

1. That promoter JRS Conbuild Pvt.Ltd has a legal title to the land on which the development of the project is proposed.
2. That the land is free from all encumbrances except outstanding payment of land to GNIDA for 7.92 crs
3. The Company has taken land for the project on deferred payment basis from Greater Noida Industrial Development Authority. Total outstanding of authority against land is Rs 7.92crs plus interest. Loan is repayable in 3 half yearly-installment upto September-2021. Hence, first charge on land is of GNIDA.



4. That the time period within which the project shall be completed by promoter by September-2024.
5. That seventy per cent of the amounts realised 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That promoter will take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, 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 therefrom.

Verified by me at on this 6<sup>th</sup> day of July 2020

Deponent

**ATTESTED**  
 Jaipal Singh  
 Advocate Notary  
 Gr. Noida, G.B. Nagar