

# भारतीय गैर न्यायिक



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BT 209478

## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ankit Sharma S/o Mr. Vineet Sharma duly authorized by Hi Castle Realtech Ltd., promoter of the proposed project (Hi-Castle), vide their Board resolution dated 14<sup>th</sup> August, 2018.

I, duly authorized by the promoter of the proposed project 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 proposed project is proposed

AND

a legally valid authentication of title of such land is enclosed herewith.

2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details. (There are No encumbrances on the said company / land as on the date of filing of this affidavit)

3. That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> September, 2023

4. That seventy percent 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.

For Hi-Castle Realtech Ltd.

*Ankit*

Director

क्रम संख्या... 64 स्टाम्प विक्रेय की तिथि... 03/10/18

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पता.....

स्टाम्प की धारता..... 50

योगेश कुमार शर्मा स्टाम्प विक्रेता

ला0नं0-159, ला0 की अवधि 31-3-2019

सब रजिस्ट्रार कार्यालय सदर (गौतमबुद्धनगर)

पिकी सीना 15000/-

Hi Castle Realtech Limited  
Gt. Noida

Y.K. Sharma

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

For Hi-Castle Realtech Ltd.

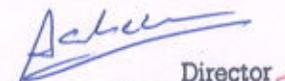
  
Director  
Deponent

### Verification

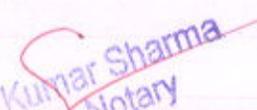
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Greater Noida on 5<sup>th</sup> day of October, 2018.

For Hi-Castle Realtech Ltd.

  
Director  
Deponent

**ATTESTED**

  
Sanjeev Kumar Sharma  
Advocate Notary  
Reg. No. -8228  
Dist. Gautam Budh Nagar

