

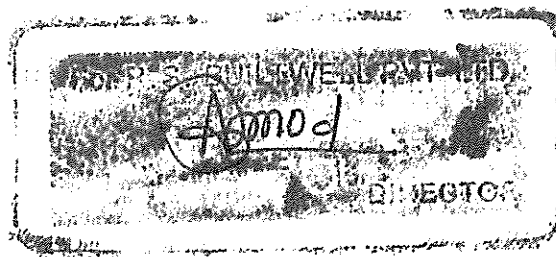
RSBPL



उत्तर प्रदेश UTTAR PRADESH

DR 309391

THIS STAMP IS USED
FOR AFFIDAVIT CUM
DECLARATION FOR
"RERA REGISTRATION"
IN UTTAR PRADESH



FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amod Shukla, duly authorized by the promoter M/s R. S. Builtwell Pvt. Ltd., Situated at A-35, Noida, Sector-63, Noida of the proposed project, vide its authorization dated 27-July-2017

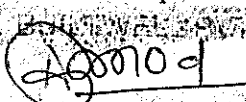
I Amod Shukla duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s R. S. Builtwell Private Limited has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally 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 details of encumbrances are as follows:
 - a) A loan is taken from Syndicate Bank against the loan and project
 - b) Some cases are pending against this project before the competent authority.
3. That the time period within which the project shall be completed by M/s R. S. Builtwell Private Limited is 31.03.2019.
4. That seventy per cent of the amounts realized by M/s R. S. Builtwell Private Limited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 M/s R. S. Builtwell Private Limited 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 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. That promoter M/s R. S. Builtwell Private Limited shall take all the pending approvals on time, from the competent authorities.



8. That promoter M/s R. S. Builtwell Private Limited shall take all the pending approvals on time, from the competent authority.
9. That promoter M/s R. S. Builtwell Private Limited has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter M/s R. S. Builtwell Private Limited 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.

M/S R. S. BUILTWEILL PVT. LTD.



Deponent: DIRECTOR

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 Noida, Uttar Pradesh, on 31st Day of July 2017.

M/S R. S. BUILTWEILL PVT. LTD.



Deponent: DIRECTOR