

Puspanjali Realtors (P) Ltd.

Block - 8, IInd Floor, Pushpanjali Palace, Delhi Gate, AGRA-282 002

Ref. No.

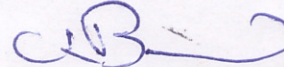
Dated.....

TO WHOMSOEVER IT MAY CONCERN

I Chotey lal Bansal, authorized by Pushpanjali Realtors Private Limited of the Proposed project "Dwarika Orchid Phase-3" 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 project is proposed
2. The proposed project is situated on land at Kh.No. 1608(P), Mauja Bainpur, Agra. Dedicated for Project registered under Agra Development Authority through Map No. 20190406123559200
3. **That the said land is free from all encumbrances.**
4. That the period within which the project shall be completed by me/promoter is 24th August 2024.
5. The declaration is supported with FORM 'B' [See rule3(4)], in form of Affidavit, annexed with this declaration

For Puspanjali Realtors Pvt. Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

FORM 'B' [See rule3(4)]

41AD 058924

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

Affidavit cum Declaration Affidavit cum Declaration of **Mr. CHHOTY LAL BANSAL** Is duly authorized by **Pushpanjali Realtors Private Limited** the promoter of the proposed project "**Dwarika Orchid Phase 3**"

I, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **24th August 2024**

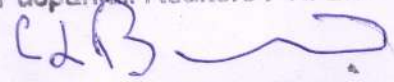
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

For Pushpanjali Realtors Pvt. Ltd.

CLB Director


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 the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Puspanjali Realtors 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.

For Puspanjali Realtors Pvt. Ltd.


Deponent Director

Verified by me at on this 15 day of JAN 2021



ATTESTED

ASHOK KUMAR
ADVOCATE
DIST NOTARY
AGRA

15.1.21