

FORM 'B'

[See rule 3(4)]

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. **AKASH AGARWAL** duly authorized by the promoters of the **UNIVERSAL ENTERPRISES**, vide their authorization dated 20/12/2023

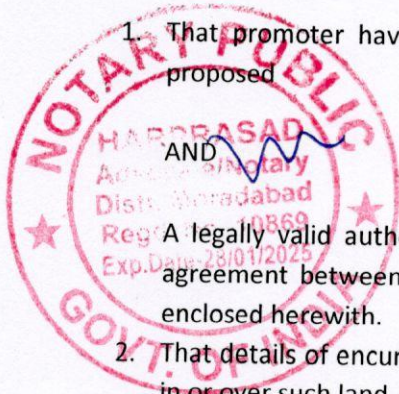
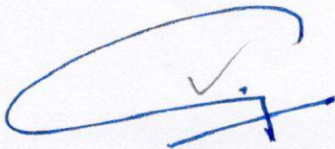
I, **AKASH AGARWAL**, duly authorized by promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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.

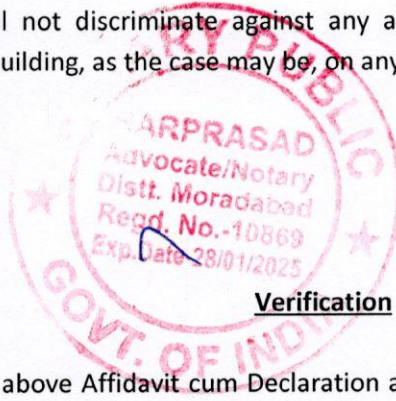
2. That details of encumbrances including details of any rights, title, Interest or name of any party in or over such land, along with details- **That the 1775.30 sq. meter land from the total project land of 20259.32 sq. meter land is mortgage with Moradabad Development Authority, Moradabad.**
3. That the time period within which the project shall be completed by promoter is 20-02-2028
4. That seventy per cent of the amounts realized 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 document 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 therefrom.

Verified by me at 28th day of FEB, 2024.


Deponent

AKASH AGARWAL
28/2/24

I solemnly affirmed before me by Shri/Smt./K.M. Deponent who is identified by Shri/Smt./K.M. Clerk of Shri/Smt./K.M. Advocate or, I have satisfied my self on examination the deponent that he/she understands the contents of the affidavit and the same has been read over and explained by me. Recd Rs. as fees. Sl. No.


HARPRASAD
Advocate/Notary
Regd. No. 10869
Moradabad