



उत्तर प्रदेश UTTAR PRADESH
GOVT. OF

FORM B

DT 722653

{See Rule 3(4)}

Affidavit cum Declaration

Affidavit cum declaration of Mr. Rajendra Singh duly authorized by M/s Platina Real Estates Pvt Ltd having its registered office at C-22 3rd floor RDC Rajnagar Ghaziabad 201002, hereinafter referred to as the promoter of the proposed project vide its board resolution/authorization dated 25.07.2017.

I, duly authorized, representative of the 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

Mr. Platina Real Estates Pvt Ltd have/has a legal title to the land on which the development of the proposed project is to be carried out.

*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.

3. That details of encumbrances over the project is as under:-
GOVT Details of Property

Dinesh Nagar Tower No.-38,42,43,45
Khasra No.-225M,235M,756.792/4
Modi Nagar Road Pilkhuwa NH-24
Ghaziabad UP

For Platina Real Estates Pvt. Ltd

Auth.Signatory

Details of Loan

Lender Name- TATA Capital Housing Finance Ltd.
Address:-B-36,FF & SF (Above HDFC Bank)
Lajpat Nagar-2 New Delhi-110024

Loan Amount:-10,00,00,000/- (Rupees Ten Crores Only)

3. That the time period within which the project shall be completed by the me/promoter is 54 months.
4. That seventy percent of the amounts realized 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 Platina Real Estates P.

Deponent

Auth.Signatory

Verification

The contents of my above Affadavit cum declaration are true and correct and nothing material has been concealed by me there from.

ATTESTED. 12
No. 84 Date..... Certified that
Shri Sanjay Sharma
Identified by Shri Sanjay Sharma (Advocate)
Notary Ghaziabad (U.P.)
Govt. of India
30.7.12

For Platina Real Estates P.
Deponent
Auth.Signatory