



उत्तर प्रदेश UTTAR PRADESH

EG 561425

FORM B

{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 Raj Nagar 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

OR

M/S 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.

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 over the project is as under:-

Details of Property

Dinesh Nagar Tower No.29
Khasra NO.238
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 Cores only)



3. That the time period within which the project shall be completed by the me/promoter is 49 months.
4. That seventy percent of the amounts realized by me/promoter for the real estate's project from the allottees, from 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 That the amount from a separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion of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 month 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 collected for a particular have been utilized for the project and the withdrawn has been in compliance with the proportion to be percentage of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorized.
9. That I/promoter have /has furnished such other documents as have been prescribed by the rules and regulations 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 group.



For Platina Real Estates Pvt. Ltd.

Auth. Signatory
Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and material has been concealed by me there from

ATTESTED
P.K. SHARMA
Advocate
Notary Ghaziabad
(GOVT. OF INDIA)

5/10/18