



उत्तर प्रदेश UTTAR PRADESH

EN 099745

FORM B

[See rule3(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. K.C. Srivastava E.E. CD-21 U.P. AWAS EVAM VIKAS PARISHAD, LUCKNOW promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 2630 dated 28.07.2017.

I, promoter of the proposed project/duly authorized by 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 proposed and a possession letter regarding land of project handed over by D.M. Lucknow is enclosed here with.
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 36 month.
4. That seventy percent 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.
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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

Zahir Ahmad Khan
(Advocate)

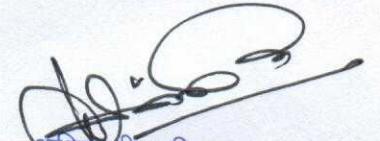
NOTARY

Lucknow (U.P.) INDIA

Date..... 12/02/19.....

6. That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

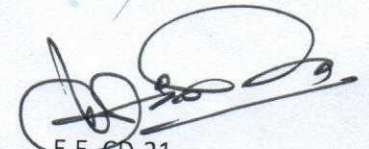



 अधिशासी अभियन्ता
 E.E. CD-21
 निर्माण खण्ड-21
 उ.प्र. आवास एवं विकास परिषद
 वृन्दावन योजना, लखनऊ

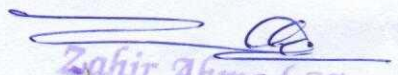
Verification

The contents of my above Affidavit cum Declaration are true correct and nothing material has been concealed by me there form.

Verified by me at Lucknow on this date- 08-02-2019


 E.E. CD-21
 अधिशासी अभियन्ता
 निर्माण खण्ड-21
 उ.प्र. आवास एवं विकास परिषद
 वृन्दावन योजना, लखनऊ

Sworn and Verified
 before me


 Zahir Ahmad Khan
 (Advocate)
 NOTARY
 Lucknow (U.P.) INDIA
 Date..... 12/02/19

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;
- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
- (xii) the number and areas of garage for sale in the project;
- (xiii) the number of open parking areas available in the real estate project;
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

2. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 08.02.2019
Place: Lucknow



Yours faithfully,
अधियासी अभियाज्ञा
Signature and seal of the applicant(s)
निर्माण खण्ड-21
उ.प्र.आवास एवं विकास परिषद
वृन्दावन योजना, लखनऊ