



**FORM 'B'**  
[See rule 3(4)]

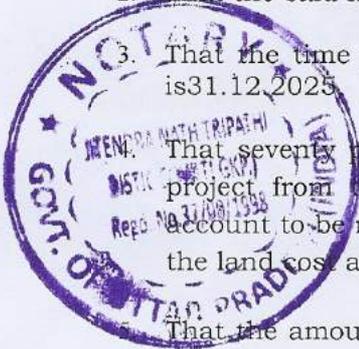
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anand Kumar Mishra (Director) duly authorized by the promoter "ARBIT INFRATEL PRIVATE LIMITED" of the proposed project "ARBIT THE 25".

I, Anand Kumar Mishra, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter "ARBIT Infratel Private Limited" has a partial legal title to the land (approx. 3520 sq. mtr. area) on which the development of the project is to be carried out, and Mr. Ashok Agarwal, Mr. Manish Agarwal & Smt. Neelam Singh have the legal title of the remaining land area proposed for the project,  
And  
a legally valid authentication of title of such remaining land area along with an authenticated copy of the agreement between the owner and the promoter for development of the real estate project is enclosed herewith.
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 31.12.2025.  
That seventy per cent 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.  
That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Narendra Nath Tripathi  
NOTARY  
District Court, Gorakhpur

8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents 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 Gorakhpur on this th day of January 2022.

  
Deponent

  
NOTARY  
District Court, Gorakhpur

01-1-22



*[Handwritten signature]*  
Identified by  
Smt. M. B.  
8/11/2022

Jr. No. 75 Date 8-11-22  
Attached the Signature thumb impression  
Sri/Smt./K... Ancamel K  
who signed at this/our thumb impression  
on this.....  
..... day of the month of the year  
and who has admitted the document as a  
Sri.....  
He/She identifies the document as a

*[Signature]*  
Jitendra Nath Tripathi  
NOTARY, Distic Court, Gkp.  
8-11-22