



**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. **Neeraj Kumar Sahu** (Director) duly authorized by the promoter "M/s. Sahu Land Developers Pvt. Ltd." of the proposed project "**Sahu City Phase 2**".

I, Mr. **Neeraj Kumar Sahu**, duly authorized by the promoter of the proposed project "**Sahu City Phase 2**" do hereby solemnly declare, undertake and state as under:-

1. That Landowners as mentioned in the registered developer agreement have legal title to the land on which the development of the proposed project is to be carried out and promoter have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner for development of the real estate project which is enclosed herewith application for registration.

2. That the project land is free from all encumbrances.

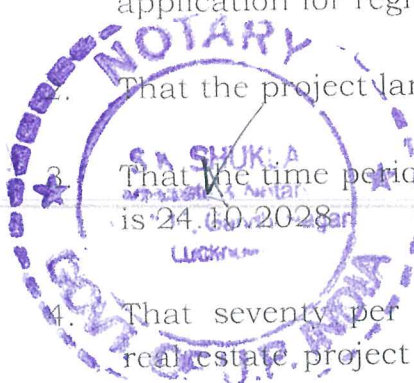
3. That the time period within which the project shall be completed by promoter is 24.10.2028.

4. 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



22/12/23  
S.K. SHUKLA  
Advocate & Notary  
LN - 1/17, Gandhi Nagar  
Lucknow

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.

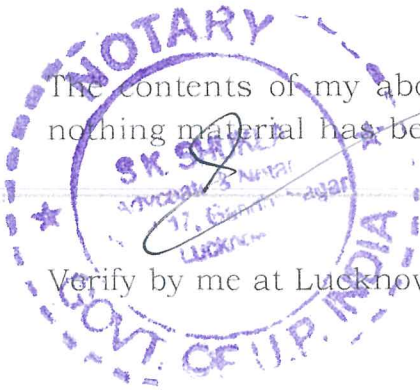
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment 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 there from.

Verify by me at Lucknow on 20.11.2023



**Deponent**

SWORN AND VERIFIED  
BEFORE ME.  
22/11/23  
SK SHUKLA  
Advocate & Notary  
LN - 117 Gandhi Nagar

I have identified the signatory  
Execution and date have signed  
E.I before me