

# भारतीय गैर न्यायिक

दस

भारत

TEN  
RUPEES

Rs.10



INDIA NON JUDICIAL

81AE 986508

उत्तर प्रदेश UTTAR PRADESH



समक्ष: सक्षम अधिकारी, उत्तर प्रदेश भू सम्पदा  
विनियामक प्राधिकरण, लखनऊ

शपथ-पत्र

मैं, मोहम्मद अरशद पुत्र स्व० फैयाज अली आयु लगभग 56 वर्ष निवासी- 8,  
गलमोहर कालोनी, ऐशबाग रोड, लखनऊ शपथपूर्वक निम्न बयान करता हूँ:-

1. यह कि शपथी निम्न तथ्यों से भली भाँति अवगत है ।
2. यह कि शपथी अपूरचून एसोसिएट प्रा०लि० में डायरेक्टर के पद पर सेवारत है।
3. यह कि प्राधिकरण द्वारा जरिये पत्रांक संख्या-.....  
..... दिनांक-..... के द्वारा वांछित सूचना शपथ  
पत्र पर निम्नवत् है :-
4. यह कि प्रश्नगत परियोजना (प्रोजेक्ट) में किसी प्रकार की कोई बुकिंग अथवा विक्रय  
आदि नहीं किया गया है।
- 5- यह कि प्रश्नगत खसरा नम्बर 404, 406 का भाग स्थित ग्राम -बागामऊ, गोमती  
नगर, लखनऊ जिसकी पंजीकरण संख्या -.....  
..... है।

लखनऊ

दिनांक :-

सत्यापन

शपथी

Mohd Arshad

मैं शपथी उपरोक्त सत्यापित करता हूँ कि शपथ-पत्र की धारा-1 लगायत 5 मेरे  
निजी ज्ञान से सत्य व सही है, इसमें कोई भी तथ्य झूठा नहीं है।

लखनऊ

दिनांक :-

शपथी

Mohd Arshad

ATTESTED

Laxmi Kumari Agnihotri  
Advocate & Notary  
Collectorate Lucknow

31/01/2024

Signature of the deponent who  
has signed/Put before me

# भारतीय गैर न्यायिक



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उत्तर प्रदेश UTTAR PRADESH

FORM B

81AE 959006

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. Mohammad Arshad duly authorized by  
the Promoter of the proposed Project, vide its authorization dated  
18. January 2024

I Mohammad Arshad duly authorized by the Promoter of the proposed  
Project, do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development  
of the Project is proposed
2. That said land is free from all encumbrances.
3. That the time period within which the Project shall be completed by  
Promoter is 31/12/2025.....

  
Laxmi Kanti Agnihotri  
Advocate & Notary  
Collectorate Lucknow  
31/01/2024

Mohd Arshad

4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 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.



Mahesh Anshu

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Lucknow on this 31/01/2024 day of Wednesday...

For Opportunity Associates Pvt. Ltd

Mehal Anshu



I declare that the pan card, Aadhaar number/CIN number uploaded on website is correct and all are of the Promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found misleading or wrong, the authority may reject the registration.

For Opportunity Associates Pvt. Ltd

Mehal Anshu

**ATTESTED**

Laxmi Kant Agnihotri  
Advocate & Notary  
Collectorate, Lucknow  
31/01/2024

I, Mehal Anshu, the declarer who has signed above, declare me