



उत्तर प्रदेश UTTAR PRADESH

DT 178055

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

Project JKG Palm Court - Phase-II

Plot No. GH-1D, Sec-16-C, Greater Noida West, U.P

Affidavit cum Declaration of Mr./Ms. **JKG Construction Pvt. Ltd.** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated \_\_\_\_\_, I, promoter of the proposed project by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **JKG Construction Pvt. Ltd.** have / has a legal title to the land on which the development of the project is proposed 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. (Copy of allotment letter of land for the project attached)
2. That the said land is free from all encumbrances.  
OR  
 That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.  
Details of encumbrances
  - a. Charge on land is that of Greater Noida Industrial Development Authority (GNIDA)
  - b. Second charge on project land is that of ECL Finance Limited towards Term Finance of Rs. 85 Cr. Raised for construction of the project.

JKG CONSTRUCTION PVT. LTD.

DIRECTOR

3. That the time period "JKG Palm Court Phase-1" within which the project shall be completed by me/promoter is 30.06.2018. ✓
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

JKG PALM COURT PHASE-1 PROJECT  
L. S. SHARMA  
DIRECTOR  
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 Kaushambi, Ghaziabad on this 25<sup>th</sup> day of August 2017.

JKG PALM COURT PHASE-1 PROJECT  
L. S. SHARMA  
DIRECTOR  
Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both 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 mislead or wrong, the authority may reject the resignation.