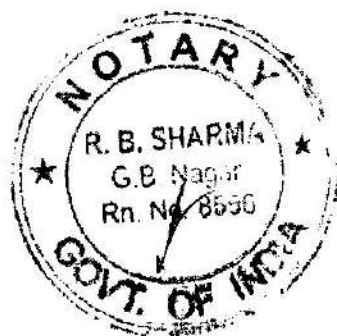


उत्तर प्रदेश UTTAR PRADESH

DT 674910



*[Signature]*  
R. B. Sharma  
Notary, Sign

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. Anil Kumar Saha M/s SAHA ESTATE DEVELOPERS PRIVATE LIMITED  
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/duly authorized by the promoter of the proposed project do hereby solemnly declare,  
undertake and state as under:

1. SAHA ESTATE DEVELOPERS PRIVATE LIMITED have / has a legal title to the land on which the development of the  
proposed project 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.

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.

3 That the time period within which the project shall be completed by me/promoter is 01-04-2019 to 30-04-2023

4 That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to  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 That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a  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 utilized 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.

For Saha Estate Developers (P) Ltd.  
Auth. Sign / Director Deponent

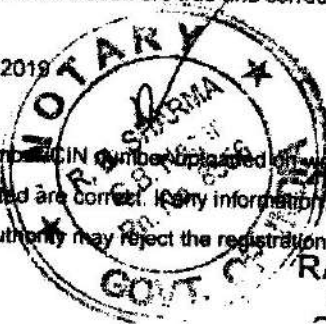
Verification

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 on this day of 21-02-2019

For Saha Estate Developers (P) Ltd.

I declare that the pan card, adhaar number, PAN number, Aadhar number, and all other documents 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 registration.



RAMBIR SHARMA  
Advocate (Notary)  
Gautam Budh Nagar

25 FEB 2019



उत्तर प्रदेश UTTAR PRADESH

DL 311447

FORM B



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

**Affidavit cum Declaration**

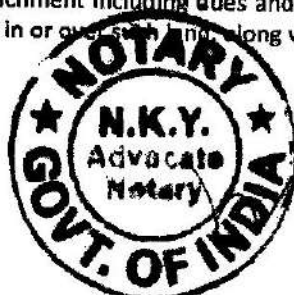
Affidavit cum Declaration of Mr. Niraj Kumar Sinha, Director of M/s Wishland Buildzone Private Limited ("Promoter") being the lessee of the land admeasuring 50,560 sq. meters bearing number SC-02/A-8, Sector-150, Noida by way of sub lease deed dated 15<sup>th</sup> June 2016 on which the proposed project "Opulence" is being developed, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11.03.2019.

I, Niraj Kumar Sinha, Director of Wishland Buildzone Private Limited ("Promoter") do hereby solemnly declare, undertake and state as under:

- 1 That the promoter has a legal title to the land on which the development of the proposed project is to be carried out and an authenticated copy of the title of such land is enclosed herewith. The Promoter has entered into a Collaboration Agreement with M/s Saha Estate Developers Private Limited ("Developer") for the development of a project on the land. A copy of the Collaboration Agreement is enclosed herewith.
- 2 That details of encumbrances as per attachment including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.



*Niraj Kumar Sinha*



- 3 That the time period within which the project shall be completed by the Developer is 48 months from the project start date.
- 4 That 70% (seventy per cent) of the amounts realized by the Developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained by the Developer 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 by the Developer in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn by the Developer 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 Developer shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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 the Developer shall take all the pending approvals in the name of the Promoter on time, from the competent authorities.
- 9 That the Developer and the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10 That Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

*Niraj Kumar Singh*

Deponent

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 Noida on this 15<sup>th</sup> day of March, 2019.

*Niraj Kumar Singh*

Deponent



*ALLSIE*  
*11 MAR 2019*  
**NOTARY**