



**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. **ANIL KUMAR RASTOGI** duly authorized by the promoters of the **SWEKRETI REALTORS LLP**, vide their authorization dated 18/08/2025

I, **ANIL KUMAR RASTOGI**, duly authorized by promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed and A legally valid authentication of title of such land along with sale deed & khatauni.
2. That details of encumbrances including details of any rights, title, Interest or name of any party in or over such land, along with details-**That the 2789.63 sq. meter land from the total project land of 22124.83 sq. meter land is mortgage with Moradabad Development Authority, Moradabad.**
3. That the time period within which the project shall be completed by promoter is 03-08-2030
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 document 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 9<sup>th</sup> day of Jan, 2026.

ATTESTED  
  
SNEHA LATA SAXENA  
Advocate  
9-1-26  
Dist. Mirajabad

Deponent

