



उत्तर प्रदेश UTTAR PRADESH

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. Mayank Talan (Partner) of MR DD Developers Project (Platinum 321) / duly authorized by the partner's of the Platinum 321 project, vide their authorization dated 29/07/2017

I, Mayank Talan (Partner) in MR DD Developers, Platinum 321 project / duly authorized by the Partner's of the Platinum 321 project do hereby solemnly declare, undertake and state as under:

1. That MR DD Developers has a legal title to the land on which the development of the project is proposed.
2. That details of encumbrances on Platinum 321 project land including details of any rights, title, interest or name of any party in or over such land, along with details.
  - i) Part Mortgaged with Ghaziabad Development Authority
  - ii) Part Mortgaged with Oriental Bank of Commerce.

That the time period within which the project shall be completed by partner's of MR DD Developers is 31/03/2019.

4. That seventy per cent of the amounts realised by partner's of MR DD Developers for the real estate project Platinum 321 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.

For M.R.D.D. Developers

Partner

5. That the amounts from the separate account, to cover the cost of the Platinum 321 project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Mayank Talan (Partner) in MR DD Developers 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, Mayank Talan (Partner) in MR DD Developers shall take all the pending approvals on time, from the competent authorities.
9. That I, Mayank Talan (Partner) in MR DD Developers has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I, Mayank Talan (Partner) in MR DD Developers 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 M.R.D.D. Developers

Deponent

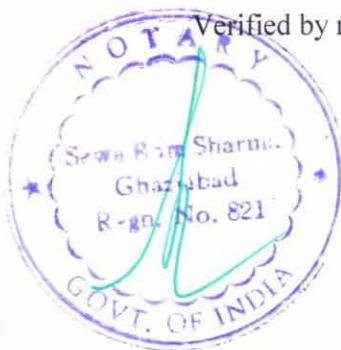
Partner

(Mayank Talan)

### 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 928 on this 29 day of July 12.



ATTESTED

*S. Sharma*  
29/7/17  
SEWA RAM SHARMA  
ADVOCATE & NOTARY  
GHAZIABAD (U.P.)

For M.R.D.D. Developers

Deponent

Partner

(Mayank Talan)