

भारतीय गैर न्यायिक

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रुपये  
₹.10



INDIA NON JUDICIAL



UTTAR PRADESH

61AD 671087

**FORM 'B'**  
[See rule 3 (4)]

Affidavit cum  
Declaration

Affidavit cum Declaration of Mr. Sudhir Kumar Agarwal duly authorized by M/s Rishita Developers Private Limited as promoter of the proposed project Rishita Mulberry Heights Phase 1

promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has 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 an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Sworn and Verified  
before me

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 31/03/2023.

**SATYA PRAKASH SRIVASTAVA**  
Advocate & Notary  
Lucknow U.P. India

*Sudhir Kumar Agarwal*

4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

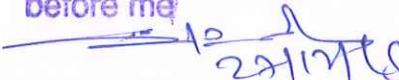
  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

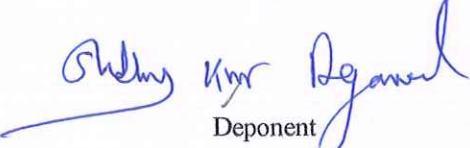
Verified by me at **Lucknow** on this day of **27.12.2018**.

Sworn and Verified  
before me

  
27/12/18

**SATYA PRAKASH SRIVASTAVA**

Advocate & Notary  
Lucknow U.P. India

  
Deponent

**I Identify The Deponent/Executants  
Who Have Signed/ Put T-I-beforeme**