



उत्तर प्रदेश UTTAR PRADESH

05AE 733931

**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 Mrs. Bhagwati w/o Mr. Nand Kishor Kushwaha resident of 21, Kailash Residency, Jhansi UP, India 284002 promoter of the proposed project "RAMLEELA CITY" do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project "RAMLEELA CITY" 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is by 28<sup>th</sup> Feb, 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

मोती लाल



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

 Deponent

### Verification

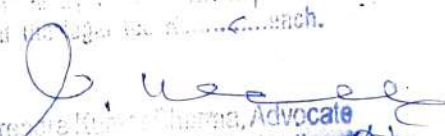
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jhansi on this day of 20<sup>th</sup> October, 2020.

 Deponent



Serial No. 4008 Date 20.10.2020  
 Certified that the foregoing statement  
 sworn before me by the Deponent  
 viz. Mr. Kishan Kishan  
 to whom the Affidavit have  
 been read and explained and who  
 is identified by me as the Deponent.  
 Received this 20th day of October 2020.

  
 Vineeta Kumar Sharma, Advocate  
 Notary (Govt. Seal) District Jhansi

20.10.20







उत्तर प्रदेश UTTAR PRADESH

05AE 733930

**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. Nand Kishor Kushwaha s/o Shri Ghanshyam Das resident of 21, Kailash Residency, Jhansi UP, India 284002 duly authorized by the promoter (The City College, New City Montessori School Society, Shivaji Nagar Jhansi) of the proposed project "RAMLEELA CITY", vide its authorization dated 20<sup>th</sup> October, 2020 do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project "RAMLEELA CITY" 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is by 28<sup>th</sup> Feb, 2025.
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.

नंदकिशोर



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.

  
Deponent

### Verification

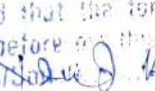

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jhansi on this day of 20<sup>th</sup> October, 2020.



Deponent



Serial No. 1409 Date 20.10.2020  
Certified that the foregoing statement  
sworn before me on this day at 12.00 PM  
by Shri.   
to whom the said statement has  
been read and who is identified  
Received 

Notary  
Jhansi

20/10/20

# **NEW CITY MONTESSORI SCHOOL SOCIETY**

**149/B, SHIVAJI NAGAR, JHANSI-UP 284128**

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE GOVERNING BODY IN ITS MEETING  
HELD ON 20<sup>TH</sup> OCT, 2020.**

**"RESOLVED THAT** the consent of the governing body be and is hereby accorded to file an application for registration of project of the Society namely **"RAMLEELA CITY"**, being developed by Smt. Bhagwati in collaboration with the Society under Real Estate (Regulation and Development) Act 2016 in relation to **0.381 Hectares** of land of society bearing **Khata No.-00024 and Aaraji No.- 250/3, Mauja- Karguan, Block- Baragaon, Tahsil and District- Jhansi** registered in the name of The City College, New City Montessori School Society, 149/B, Shivaji Nagar, Jhansi-UP along with other land of the developer, Smt. Bhagwati.

**FURTHER RESOLVED THAT** Shri Nand Kishor Kushwaha be and is hereby authorized to sign and submit applications, forms, Affidavit, Undertaking and all other requisite documents as may be necessary for registration of the above said Project under Real Estate(Regulation and Development) Act 2016; to represent the Society before all concerned departments/authorities under Real Estate (Regulation and Development) Act, 2016; to deposit all types of fees/charges and to do all acts, deeds and things as may be required in this regard.

**FURTHER RESOLVED THAT** Shri Nand Kishor Kushwaha be and is hereby authorized to sign, execute and enter into consortium agreement or any other such agreements, actions, deeds and things as may be required for the purpose or incidental to the development of abovementioned project."

CERTIFIED TRUE COPY