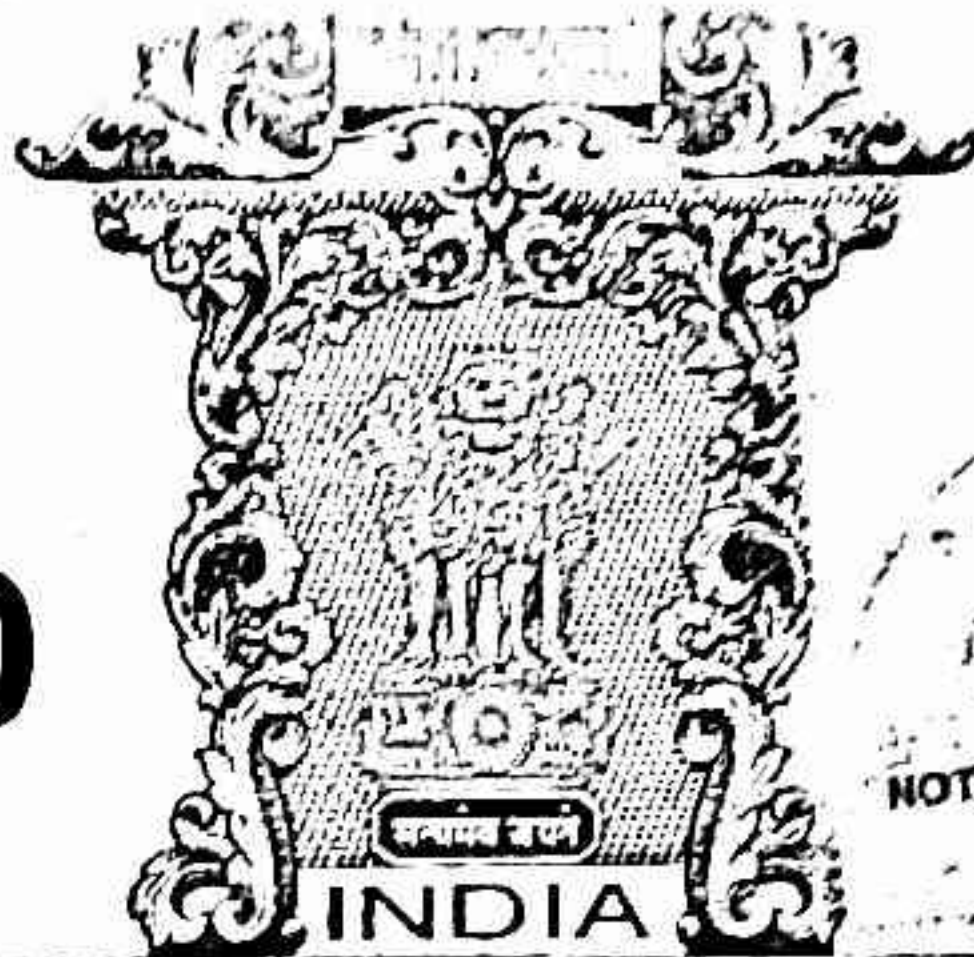


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TEN
RUPEES



INDIA NON JUDICIAL

UTTAR PRADESH

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FORM B
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arun Kumar Goel S/o Late Shri Madan Lal Goel, R/o 14/73(1), Civil Lines, Kanpur, partner and duly authorized by M/s FIVE ROSES, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932, having office at 51/91, Nayaganj, Kanpur - promoters of the project DILBAGH ROSE GARDEN vide its authorization dated 11/8/2017.

I, duly authorized by M/s FIVE ROSES, promoters of the project DILBAGH ROSE GARDEN do hereby solemnly declare, undertake and state as under:

1. TAPASYA PROJECTS LTD. 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 TAPASYA PROJECTS LTD. and promoter M/S FIVE ROSES 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 the Promoter is before 27/11/2019.
4. That seventy percent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoters 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Brun Kumar Soel
 Deponent

Verification

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

Verified by me at on this day of.

Brun Kumar Soel
 Deponent

We declare that the pan card, adhaar number/ firm registration certificate uploaded on website is correct and both are of the promoter. I also declare that 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.

Certified that this document is
 presented before me today by
 Shri. *Arun Kumar Soel*
 who is *the*
 verified by identification.
 Hence attested
 Mohd. Waseem Akhter Advocate
 Notary, Govt. of India, Kanpur

14/08/12

