

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 Santosh Kumar Rana Duly authorized by the WINSOME DEVELOPER PVT.LTD. (Promoter) of the proposed project "BLISS EMPORIO".

I Santosh Kumar Rana duly authorized by the proposed project do hereby solemnly declare, undertake and state as under:-

1. That owner Winsome Developer Pvt. Ltd. Has a legal title to the land on which the development of the project is proposed and promoter Winsome Developer Pvt.Ltd. has an authenticated copy of the registered joint development agreement between owner and promoter of the real estate project which is enclosed with application for registration of project.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 11th January 2030.
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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.



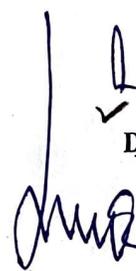
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

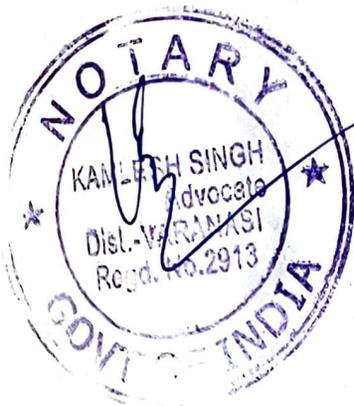

Deponent

Verification

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

Verified by me at Varanasi on 13th February 2025


Deponent



Before
SWORN & VERIFIED


Kamlesh Singh
NOTARY GOVT. OF INDIA
Regd. No. 2913