

उत्तर प्रदेश UTTAR PRADESH

10AD 414632

Affidavit cum Declaration

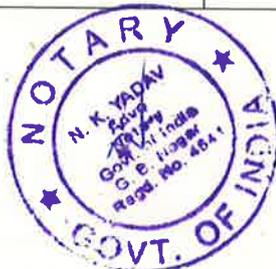
AFFIDAVIT CUM DECLARATION SIGNED BY MR. ANAND RAM ON BEHALF OF M/S M/S. GRANITE GATE PROPERTIES PVT. LTD., C-23, GREATER KAILASH ENCLAVE PART-1, NEW DELHI - 110048 (THE PROMOTER OF THE PROJECT) AUTHORIZED VIDE RESOLUTION DATED 10TH AUGUST 2017.

I, Anand Ram S/o Late Sh. Lali Ram R/o 86, Chandra Vihar, Mandavli, Delhi -110092 aged about 45 years, currently at Delhi, duly authorized by the promoter of the proposed project **LOTUS BOULEVARD T-28, T-29 AND T-30** do hereby solemnly declare, undertake and state as under:

1. That Promoter has a lease hold title to the land from Noida Authority on which the development of the proposed project is to be/ being carried out.

That the details of encumbrances is as follows including details of any rights, title, interest or name of any party in or over such land, along with details:

| Total Loan | From Bank/company | Charge Created on Project/Land |
|-------------------|-------------------|--|
| Rs. 1500000000.00 | Indusind Bank | Project land & building, GH-03, Sec-100, Noida |



For Granite Gate Properties Pvt. Ltd.

Authorised Signatory

2. That the time period within which the project shall be completed by promoter is 31-12-2020.
3. That seventy per cent of the amounts realised by the 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. That the 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

For Granite Gate Properties Pvt. Ltd.


 Authorised Signatory
 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 Noida on this 16th day of August 2017.

For Granite Gate Properties Pvt. Ltd.


 Authorised Signatory

Deponent




 ATTESTED
 N. K. YADAV
 Regd. 4641, Advocate
 Govt. of India
 G B. Nagar

16 AUG 2017