



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Kumar Mittal (Director) of M R Mittals Infratech Private Limited Project (Rajnagar Residency) / duly authorized by the Director's of the Rajnagar Residency project, vide their authorization dated 29/07/2017.

I, Sunil Kumar Mittal (Director) in M R Mittals Infratech Private Limited, Rajnagar Residency project / duly authorized by the Director's of the Rajnagar Residency project do hereby solemnly declare, undertake and state as under:

1. That M R Mittals Infratech Private Limited has a legal title to the land on which the development of the project is proposed.
2. That details of encumbrances on Rajnagar Residency project land including details of any rights, title, interest or name of any party in or over such land, along with details.
 - i) Part mortgaged with Reliance Home Finance Ltd.
 - ii) Part mortgaged with Ghaziabad Development Authority
3. That the time period within which the project shall be completed by Director's of M R Mittals Infratech Private Limited is 31/12/2019
4. That seventy per cent of the amounts realised by Director's of M R Mittals Infratech Private Limited for the real estate project Rajnagar Residency 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 That the amounts from the separate account, to cover the cost of the Rajnagar Residency project, shall be withdrawn in proportion to the percentage of completion of the project.

Director

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Sunil Kumar Mittal (Director) in M R Mittals Infratech Private Limited 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, Sunil Kumar Mittal (Director) in M R Mittals Infratech Private Limited shall take all the pending approvals on time, from the competent authorities.
9. That I, Sunil Kumar Mittal (Director) in M R Mittals Infratech Private Limited has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I , Sunil Kumar Mittal (Director) in M R Mittals Infratech Private Limited 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 M.R. Mittals Infratech Pvt. Ltd.
Sunil
Director
Deponent

(Sunil Kumar Mittal)

Verification

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

For M.R. Mittals Infratech Pvt. Ltd.

Verified by me at 928 on this 29 day of July 17

Sunil
Director
Deponent

(Sunil Kumar Mittal)



ATTESTED

Sewa Ram
29/7/17
SEWA RAM SHARMA
ADVOCATE & NOTARY
GHAZIABAD (U.P.)