

भारतीय गैर न्यायिक

दस
रुपये

₹.10



TEN
RUPEES



INDIA NON JUDICIAL

FORM 'B'

[See rule3 (4)]

उत्तर प्रदेश UTTAR PRADESH

60AE 652217

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Atul Saraf** (Director) duly authorized by the promoter "Aisshpra Developers Private Limited" of the proposed project "**RK Mall**".

I, Atul Saraf duly authorized by the promoter of the proposed project "**RK Mall**" do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2026.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

18/12/22

Vilay Shanka Panda
Reg. No. 3710112007
Collector of Court
Gorakhpur
Govt. of Uttar Pradesh
NOTARY
Gorakhpur

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

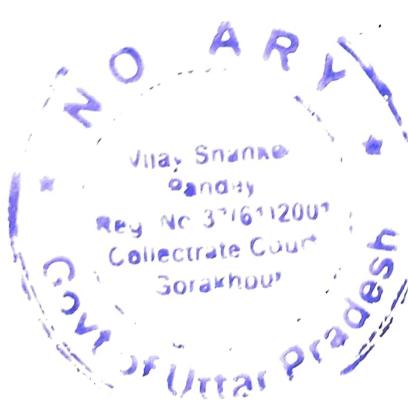
Verification

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

Verify by me at Gorakhpur on 17.12.2022



Deponent



Vilay Shanka Pandey
NOTARY
17/12/22
Gorakhpur



Adulterated
Act

17.12.22



589 17.12.22

Arrested the signorated person Atul Saraf
S/o Saraf and has taken his signature, finger impression
and the Affidavit before his
arrest in the case of the Non-Production of the document in
Court. The document is being produced in the Court
Guarded by S. Prakash and B. Dary

S. Prakash
B. Dary
Atul Saraf
Non-Production of the document
Shanker Panday, Collectorate Gorakhpur