



उत्तर प्रदेश UTTAR PRADESH

GH 279821



SWORN & VERIFIED BEFORE ME

R. ARORA  
Adv. & Notary  
Lucknow (UP) India  
F. Regd. No. 3129/3001  
21/11/2019

FORM-'B'  
[Seerule 3(4)]

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

Affidavit cum Declaration

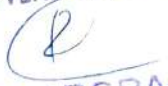
Affidavit-cum-Declaration of **M/s Shivani Gangajali LLP & M/s Shivani Builders Pvt. Ltd.** through its signatory **Nitin Agarwal** are Promoters of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated Nil,

Affidavit-cum-Declaration of **M/s Shivani Gangajali LLP & M/s Shivani Builders Pvt. Ltd.** through its signatory **Nitin Agarwal** are Promoters of the proposed project/duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

**M/s Shivani Builders Pvt. Ltd.** have/has a legal title to the land on which the development of the proposed project is to be carried out

1. That, the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/Promoter is 30 June 2028
3. 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.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from these separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, I/promoters shall take all the pending approvals on time from the competent authorities.
8. That, I/promoter have/has furnished such other documents as have been prescribed by the rules

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21/1/2025

and regulations made under the Act.

9. That, I/promoters 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


I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 21 day of 10/2023

  
Deponent



SWORN & VERIFIED BEFORE ME

  
R. ARORA  
Adv. & Notary  
Lucknow (UP) India  
Regd. No. 31(79)2001  
21/10/23

I know and identify the deponent  
who has signed above. I believe me