



उत्तर प्रदेश UTTAR PRADESH

DZ 828475

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 Mr./Ms./ M/s MAGUS CONSORTIUM ORCHID AVENUE PRIVATE LIMITED promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 1, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. MAGUS CONSORTIUM ORCHID AVENUE PRIVATE LIMITED have / has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances as per attachment including details of any rights, title; interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoted is June 2019.



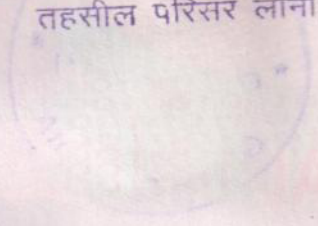
06 JUL 2018



क्रम सं०... 12 ... स्टांप विक्रय की तिथि... 06/07/18  
 स्टांप क्रय व. रने का प्रयोजन... Agreement  
 स्टांप क्रेता नाम व पुरा पता...  
 स्टांप की धनराशी... 100/-

Magus Consortium Orchid  
 Avenue (P) Ltd  
 Indraprastha C-38

सुमन सिंह स्टांप विक्रेता  
 लाईसेंस नम्बर- 12 Suma  
 लाईसेंस की नवीनीकरण की 3 वधि 31-3-20 19  
 तहसील परिसर लोनी, राजियाबाद





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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

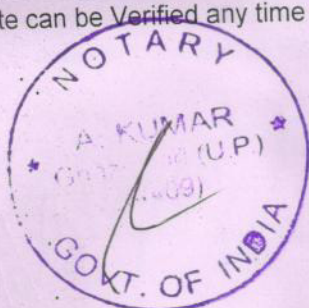
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of.

Deponent

I declare that the pan card, aadhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Note: This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.



ATTESTED

Notary Public  
Govt. of India

06 JUL 2018