भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARIAL NOTARIAL

CHIEF TREASURY OFFICER VARANASI

11 DEC 2025

उत्तर प्रदेश UTTAR PRADESH

GZ 947591

**Affidavit cum Declaration**

I Mr. Khalid Ansari S/o late Shahid Junaid Ansari R/o C.19/155-2, Fatman Road, Lallapura, Varanasi, duly authorized by the Coralgreens Buildtech Private Limited(promoter) of the proposed project "Coral Studios".

I, Mr. Mr. Khalid Ansari S/o late Shahid Junaid Ansari R/o C.19/155-2, Fatman Road, Lallapura, Varanasi, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That land owners have legal title to the land on which the development of the project is proposed. Further promoter has an authenticated copy of the joint development agreement between landowners and promoter for development of the real estate project which is enclosed with the application of registration.

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

3. That the time period within which the project shall be completed by promoter is by 14.11.2030.

NOTARY R.N. Pandey Distt.-Varanasi Regd. No. 24/5/85 GOVT. OF U.P. INDIA

क्रमांक 735

स्टाम्प विक्रय की तिथि 22-7-21

स्टाम्प खरीदने का प्रयोजन (1)

स्टाम्प की धनराशि 100

स्टाम्प क्रेता का नाम 2 [illegible]

स्टाम्प विक्रेता का नाम मनोजकुमार सिंह

लाइसेन्स नम्बर 14/25/97/91

लाइसेन्स की अवधि

अधिकृत विक्रय करने का स्थान व पता कलेक्टरी कम्पाउण्ड [illegible]

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate accounts hall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw a lis in proportion other percentage of completion of the project.

7. That promoter shall get the accounts audited within six months after the end of every financiall 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 or a particular project have been utilized for the project and the withdrawal has been incompliance with the proportion to the percentage of completion of the project.

8. That promoters hall 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 promoters hall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

NOTARY R.N. Pandey Distt-Varanasi Regd No. 24/5/85 GOVT. OF INDIA

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 Varanasi on 22.01.26

Before me SWORN VERIFIED 22.1.26 R.N. Pandey, Adv. NOTARY (GOVT. OF U.P.) Regd No. 24-5-85 Varanasi

Deponent