

उत्तर प्रदेश UTTAR PRADESH

83AE 844096

**FORM 'B'**

[Seerule3 (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. Vikas Kejriwal duly authorized by the **Agrasen Estates Private Limited** (promoter) of the proposed project "IQ Tower".

I, Mr. Vikas Kejriwal duly authorized by the promoter of the proposed project do here by solemnly declare, under take 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are attached with application for registration of the project before RERA.
3. That the time period within which the project shall be completed by promoter is 51 months.

*[Signature]*  
3-7-23  
**KRIPA SHANKER TRIPATHI**  
**NOTARY**  
**GORAKHPUR**

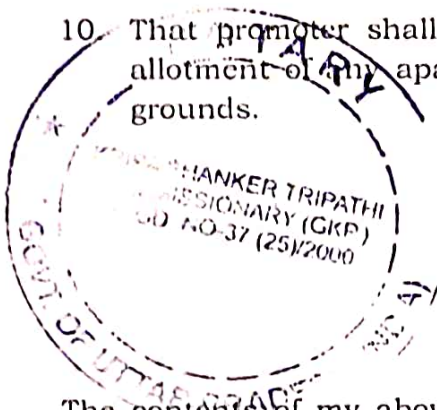
6  
10  
1-7-23

ਅੰਮ੍ਰਿਤਸਰ ਜਲ ਸੰਭਾਲ





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Kripa  
Deponent

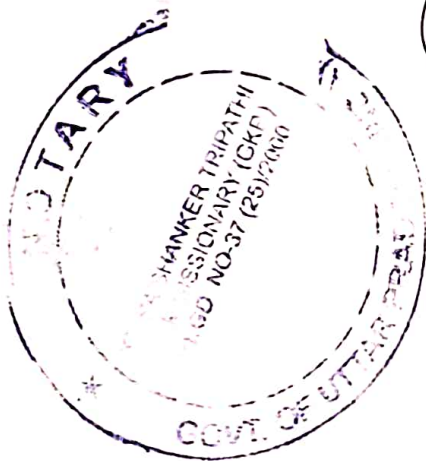
**Verification**

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

Verified by me at Gorakhpur on 17.06.2023

Kripa  
Deponent

Kripa  
3.7.23  
KRIPA SHANKER TRIPATHI  
NOTARY  
GORAKHPUR



Kajiwari

Shankar Tripathi  
Notary  
3-7-23

W. (211)

I, the undersigned, have witnessed the Signature/thumb impression of  
Smt./Km. V. Keshu Kumar  
who signed put his/her thumb impression  
before me on this 03 day of 03  
and who has admitted the due execution of  
his document. He/She is identified  
by Sh. Shankar Tripathi

Kripa  
3-7-23

Kripa  
Commissionary, Notary Public