

Detail of mortgaged area is as follows:

Plot No. 25	-	125.40 sq mtrs
Plot no. 26-33	-	802.56 sq mtrs
Plot No. 34	-	136.14 sq mtrs
Plot No. 42-46	-	501.06 sq mtrs
Total	-	1565.70 sq mtrs

3. That the time period within which the project shall be completed by me/promoter is 48 Months (Completion date – November 27, 2027)
4. That 70% of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we/ 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 we/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.

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For Goel Flexible Packaging (P) Ltd.

Director

For URBAN CONSTRUCTOR LLP

Dharmendra Deponent

Designated Partner

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 Ghaziabad on this day of 27th May 2024.

For Goel Flexible Packaging (P) Ltd.

Director

For URBAN CONSTRUCTOR LLP

Dharmendra Deponent

Designated Partner

ATTESTED
Mehar Chand Paul
Notary Advocate
Regn. No-18416