



उत्तर प्रदेश UTTAR PRADESH

ES 558391

04 DEC 2016

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Pratap Shankar Misra, E.E. Lucknow Development Authority promoter of the proposed project/duly authorized by the promoter of the proposed project, vide their authorization dated: N/A (UPRERA PRJ 8621)

I duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed  
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.
3. That the time period within which the project shall be completed by me is dated: 31.12.17
4. That seventy percent of the amounts realised by me 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I shall get the account 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against 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 withheld by me therefrom.

Verified by me at: Lucknow on this Day of:

  
Deponent