

PAN.No- AAUFK8030C

Mobile No:- 9359101677

KUNAL PROPERTIES

Village Karampur Choudhary Post Izzatnagar
Nainital Road, Bareilly (U.P.) Pin 243001

Ref No:-.....

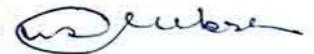
Date:-.....

Non Encumbrance Certificate

This is to certify that our land situated at Village karampur, Nainital Road, Tehsil Bareilly Khet No. 508, 509, 510, 511, 512(P), 531(P), 532(P) duly mutated in the name of Pritpal Singh, Manmohan Singh, Satnam Kaur, Manpreet Kaur partners of M/s KUNAL PROPERTIES is free from all Encumbrances and the owner is in absolute possession of the Land.

A Khatoni of land is being attached along with this certificate, which proves that the land is free from all Encumbrances.

for KUNAL PROPERTIES



Auth. Sign.

(Manmohan Singh)



उत्तर प्रदेश UTTAR PRADESH

83AD 542155

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Manmohan Singh Chhabra** S/O Shri Pritpal Singh, **Mr. Pritpal Singh** S/O Shri Malik Singh, **Mrs. Manpreet Kaur** W/O Shri Manmohan Singh Chhabra and **Mrs. Satnam Kaur** W/O Shri Pritpal Singh, all residents of 30-D/1, Shahdana Colony, Model Town, Near Railway Crossing, Bareilly:

We, Manmohan Singh Chhabra, Pritpal Singh, Manpreet Kaur and Satnam Kaur, do hereby solemnly declare, undertake and state as under:

1. Mr. Manmohan Singh Chhabra, Mr. Pritpal Singh, Mrs. Manpreet Kaur and Mrs. Satnam Kaur have a legal title to the land on which the development of 'Aero City' is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the arrangement between owners and M/S Kunal Properties 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 M/S Kunal Properties is 5 years.
4. That seventy per cent of the amounts realized by M/S Kunal Properties 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 M/S Kunal Properties 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 M/S Kunal Properties shall take all the pending approvals on time, from the competent authorities.
9. That M/S Kunal Properties has furnished all documents as have been prescribed by the rules and regulations made under the Act.
10. That M/S Kunal Properties shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.



Deponents:

- 1.
- 2.
3. Manpreet Kaur
4. Satnam Kaur

Verification

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

Verified by us at Bareilly on this 06.....th day of 7..... 2019.

Deponents:

MANMohan Singh CHABRA
 MR. PRITPAL SINGH, MS. MANPREET Kaur, MS. SATNAM Kaur

- 1.
- 2.
3. Manpreet Kaur
4. Satnam Kaur

who has been identified by the
 presented this affidavit before me today
 at AMIPM at Bareilly and Sworn the
 contents of this affidavit and confirmed the
 contents which have been affirmed

06/11/19
 Bareilly
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