



उत्तर प्रदेश UTTAR PRADESH

97AC 238092

Affidavit cum Declaration

Affidavit cum declaration of **Mr. Rajesh Kumar Agarwal** duly authorized by the promoter of the on going project vide its /his /their authorization dated 13.07.2017.

I.Duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and as under;

1 M/s Prateek Realtors India Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out

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 The said land is encumbrances with a loan secured by deposit of title deeds of land obtained from M/s Piramal Finance Limited.

1. That the proposed date of delivery of possession is December 2019. I/promoter shall make best efforts to complete the project and deliver possession by its due date with further grace period of 6 (six) months i.e. end of June 2020.
2. That seventy per cent of the amount realised 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

For Prateek Realtors India Pvt. Ltd.


Authorized Signatory

26 JUL 2017

scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

3. That the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to percentage of completion of the project.
4. That the amount from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
5. That I/promoter shall get the accounts audited with 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 amount collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the project.
6. That I/ promoter shall take the pending approvals on time, from the competent authorities.
7. That I/promoter have /has furnished such other document as have been prescribed by rules and regulation made under the Act.
8. That I/ promoter shall not discriminate against allottees at the time of allotment of any apartment plot or building as the case may be, on any grounds,

For Prateek Realtors India Pvt. Ltd.



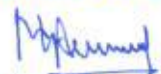
Authorized Signatory

Deponent

Verification

The contents of my above Affidavit cum declaration are true and nothing material has been concealed by me there from.

For Prateek Realtors India Pvt. Ltd.



Authorized Signatory

Deponent



ATTESTED

S.K. GUPTA
Advocate
Notary Public
Ghaziabad