

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES

भारत

INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

GS 274627

FORM B

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Kamlesh Kushwaha s/o Mr. Maniram Kushwaha** r/o 165 BGM school ke pas Shivaji Nagar, Jhansi duly authorized by **M/s GREN GARDEN HOMES LLP**, promoter of the proposed project- **GANESH ENCLAVE PHASE-4**, vide its authorization dated 01 July 2022

I, **Mr. Kamlesh Kushwaha s/o Mr. Maniram Kushwaha** duly authorized by the promoter of the proposed project- **GANESH ENCLAVE PHASE-4** do hereby solemnly declare, undertake and state as under:

1. That **M/s GREN GARDEN HOMES LLP** have 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. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 03<sup>rd</sup> Aug 2028
4. That seventy percent of the amounts 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

*Kamlesh Kushwaha*

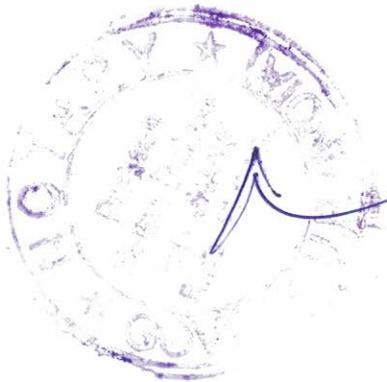
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / 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 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 / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

*Kishore*  
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 JHANSI on this 08<sup>th</sup> day of June 2023



1607  
Certified that the foregoing statement  
sworn before me this day at  
by shri/smt./kum. *Kishore*  
whom the contents of this affidavit  
been read over and explained to him  
Identified by shri. *Kishore*  
Received the legal fee Rs. 300/-  
Deponent  
*Kishore*  
PRAKASH NARAIN DWIVEDI  
ADVOCATE  
NOTARY, JHANSI DISTRICT  
8.9.23