



उत्तर प्रदेश UTTAR PRADESH

82AC 060376

FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aakash Deep, Managing Director of the promoter "**Roma Builders & Promoters Pvt. Ltd.**" of the proposed project "**Uma Nilayam**".

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

1. That the promoter has a legal title to the land on which the development of the project is 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 the Promoter is

Roma Builders & Promoters Pvt. Ltd.

Mauan
Managing Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Deponent
Roma Builders & Promoters Pvt. Ltd.

M. Mahesh
Managing Director

Verification

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

Verified by me at Varanasi on this 10th day of January 2019.

Deponent
Roma Builders & Promoters Pvt. Ltd.

M. Mahesh
Managing Director

SWORN & VERIFIED BEFORE ME

[Signature]
10-1-19
JETA DEVI, Advocate
NOTARY, Govt. Of India
Regn. No. 4969, Varanasi

[Signature]
10-1-19
JETA DEVI, Advocate
NOTARY, Govt. Of India
Varanasi District
Regn. No. 4969

