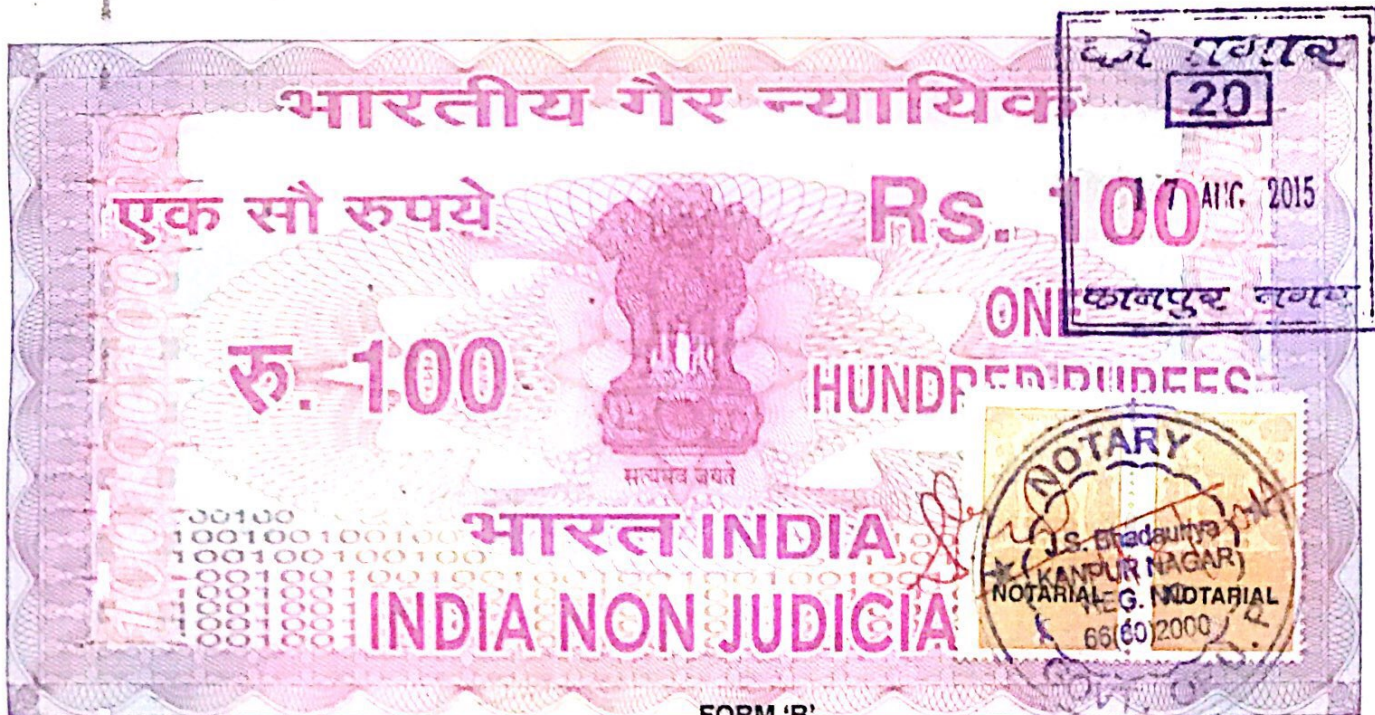




उत्तर प्रदेश UTTAR PRADESH

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

CX 585744

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 M/s.Pentaheight Structures Pvt. Ltd. promoter of the
proposed project / duly authorized by the promoter of the proposed project, vide
Its/his/their authorization dated 10/12/2013.;

I, Ritesh Kumar Gupta Director of the company of the proposed project / dully authorized
by the promoter of the proposed project do hereby solemnly declare, undertake and state
as under:

1. That we / promoter have / has a legal title to the land on which the
development of the project is proposed

OR

Abha Builders Private Limited have/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. That the said land is free from all encumbrances

OR

Ritesh Kumar Gupta

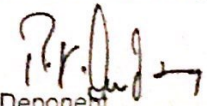
That details of encumbrances NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is Upto 31/12/2019
4. That seventy per cent of the amounts realized 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 utilized 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.


Deponent

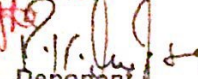
Verification

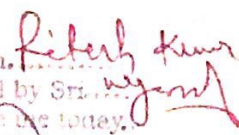
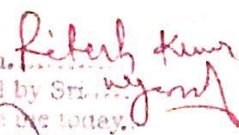
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

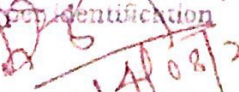
Verified by me at 4.30 PM on this 14th day of August 2017.

For Pentaheight Structures Pvt Ltd (Ritesh Kumar Gupta)

Director


Deponent

Verified that Sri. 
Who is Identified by Sri. 
has sworn before me today.
Verified for Identification

Notary (Kannur No.  14/08/2017)