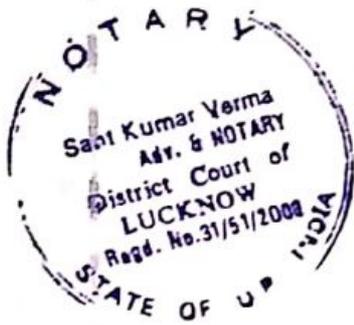




उत्तर प्रदेश UTTAR PRADESH

EX 813909



1
FORM - 'B'
[See rule 3 (4)]

AFFIDAVIT COM DECLARATION

Affidavit cum Declaration of Smt. Shobha Arora duly authorized by the promoter of the proposed project, ("ROYAL CASTLE") Vide its authorization dated:
I, Smt. Shobha Arora Daughter of Gulshan Rai duly authorized by the promoter of the proposed project do hereby solemnly declare undertake:

1. That Promoter has a legal little to the land on which the development of the Project is proposed.

Sworn & Verified
before me.

S. K. Verma
S. K. VERMA
(Adv. & NOTARY)
Lucknow U.P., INDIA
Regd. No. 31/51/2008

OR

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

That details of encumbrances 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 the promoter date of start 30/01/2019 and proposed end date 30/01/2022. (36 Months)

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.

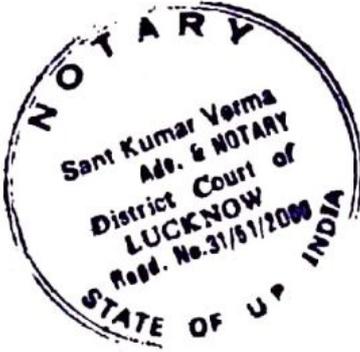
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 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.



Sworn & Verified
before me

S. K. Verma
S. K. VERMA
(Adv. & NOTARY)
Lucknow U.P. INDIA
Regd. No 31/51/2000

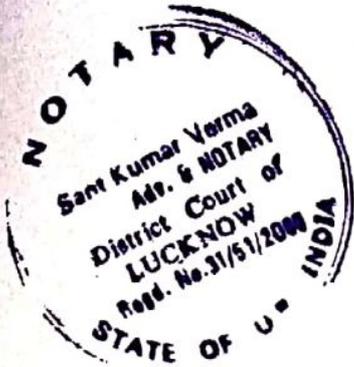
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Shobha Arora
Deponent

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 Lucknow on this 05th day of July 2019

Shobha Arora
Deponent



Sworn & Verified
before me

S.K.
10/07/19
S. K. VERMA
(Adv. & NOTARY)
Lucknow U.P., INDIA
Regd. No 31/51/2000



उत्तर प्रदेश UTTAR PRADESH

EX 813908

12 JUN 2008



1

FORM - 'B'

[See rule 3 (4)]

AFFIDAVIT COM DECLARATION

Affidavit cum Declaration of Mr. Swatantra Singh duly authorized by the promoter of the proposed project, ("ROYAL CASTLE") Vide its authorization dated: I, of Mr. Swatantra Singh Son of Shri M.D.Singh duly authorized by the promoter of the proposed project do hereby solemnly declare undertake:

1. That Promoter has a legal little to the land on which the development of the Project is proposed.

Sworn & Verified
before me

S.K. Verma
12/07/19
S. K. VERMA
Adv. & NOTARY,
U.P., INDIA
Regd. No. 31/51/2000

OR

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

That details of encumbrances 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 the promoter date of start 30/01/2019 and proposed end date 30/01/2022. (36 Months)

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.

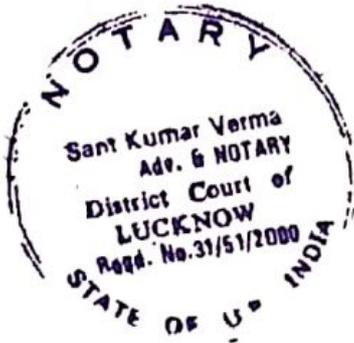
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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.

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 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.



Sworn & Verified
before me

S.K. Verma
19/07/18
S. K. VERMA
(Adv. & NOTARY)
Lucknow U.P., INDIA
Regd. No 31/51/2000

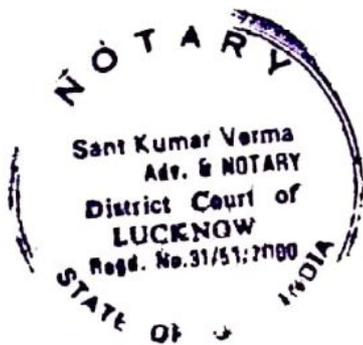
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

S. Singh
Deponent

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 Lucknow on this 21st day of May 2019

S. Singh
Deponent



Sworn & Verified
before me

S. K. Verma
S. K. VERMA
Adv. & NOTARY
Lucknow U.P., INDIA
Regd. No. 31/51/2000