

उत्तर प्रदेश UTTAR PRADESH



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 of Protostar Infraestates Pvt Ltd promoter of the proposed Project – Celestia.

I, Omar M Husain Director of Protostar Infraestates Pvt Ltd (promoter) of the proposed project – Celestia in my capacity as director of the company do hereby solemnly declare, undertake and state as under for an on behalf of the company(promoter):

1. That the promoter-has a legal title to the land on which the development of the project is proposed 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 within Fifty Nine Months(<5yrs).

R.K. Dubey
Ravin Ra Kumar Dubey
Advocate & Notary
Regd. No 13470/17
67, Mata Matadeen
Ganeshganj, Lucknow, U.P., INDIA

for FROTOSTAR INFRAESTATES PVT. LTD.

Omar M Husain

DIRECTOR

6200

स्टाम्प विक्रेता की तिथि

21/7/10

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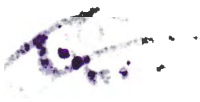
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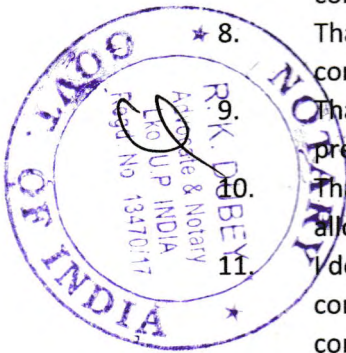
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21/7/10



4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
11. I declare that the documents i.e. PAN/CIN/Aadhar uploaded on this website is correct and are of the promoter I also declare that all other documents are correct if any information, document including details of payment made as fee etc are found misleading or wrong the authority may reject the registration.



**SWORN AND VERIFIED
BEFORE ME**

For PROTOSTAR INFRAESTATES PVT. LTD.

(Signature)

DIRECTOR

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 Lucknow on this 7th day of August 2019

(Signature)
Ravindra Kumar Dubey
 Advocate & Notary
 Regd. No. 13470/17
 67, Hata Mataadeon
 Ganeshganj, Lucknow, U.P., INDIA

For PROTOSTAR INFRAESTATES PVT. LTD.

(Signature)

DIRECTOR

Deponent

I identify the deponent/Executant who has signed/put T.I. before me.

(Signature)