



देश UTTAR PRADESH

98AC 703198

29 JUL 2017

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bipin Kumar**, duly authorized by Competent Builders & Developers, vide his authorization dated 21.02.2017

I, **Bipin Kumar**, duly authorized by Competent Builders & Developers, do hereby solemnly declare, undertake and state as under:

1. Competent Infraheights Pvt. Ltd. & Competent Sai Infraventures Pvt. Ltd. & Competent Infracity Pvt. Ltd. & Allied Infratowers Pvt. Ltd. & Competent Star Constructions Pvt. Ltd. & Mr. Rajesh Kumar Gupta S/o Shri Prem Narain Gupta, R/o -177/4, Behind S.P.G. Honda Agency, Station Road Bareilly & Mr. Bipin Kumar S/o Shri Gopal, R/o -14, Civil Lines, Bareilly & Mr. Paresh Kumar Agarwal S/o Neelesh Kumar Agarwal, & Mrs. Princy Agarwal W/o Mr. Paresh Kumar Agarwal, R/o Civil Lines, Pilibhit have a legal title to the land on which the development of 'International City' is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the arrangement between owner and Competent Builders & Developers 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 Competent Builders & Developers is 3 years.

Competent Builders & Developers

Bipin Kumar
Partner

4. That seventy per cent of the amounts realized by Competent Builders & Developers 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Competent Builders & Developers 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 Competent Builders & Developers shall take all the pending approvals on time, from the competent authorities.
9. That Competent Builders & Developers has furnished all documents as have been prescribed by the rules and regulations made under the Act.
10. That Competent Builders & Developers shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.

Competent Builders & Developers

[Signature]
Deponent **Partner**

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 Bareilly on this 29th day of July 2017.

Deponent
Competent Builders & Developers

[Signature]
Partner

Witnessed the execution of this Affidavit Cum Declaration
by Shri Mr Bipin Kumar
REPA, Lucknow
Identified by Shri Sunder Singh
Rajendra Nagar, Bareilly
I acknowledge the fact of execution
of this Affidavit cum Declaration on date 29-07-2017
29/7/2017
Kavinder Singh Bagga
Advocate & Notary, Bareilly