



उत्तर प्रदेश UTTAR PRADESH

24AE 273181

FORM B

See Rule 3(4)

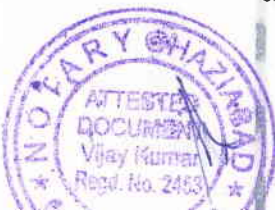
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Subodh Goel S/o Sh. J.P.Gupta R/o 65 Shrestha Vihar, Delhi-110092, and promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10.11.2020.

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

1. That I / promoter have / have a legal title to the land on which the development of the project is proposed.
OR
Company have/has a legal title by way of leasehold right 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.



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दिनांक

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S.A.G. Realtech Private

स्टाम्प काटने की प्रवृत्ति

स्टाम्प केता का नाम व पूरा पता

स्टाम्प की वनयति

अरविन्द कुमार स्टाम्प विक्रेता

लाईसेंस नं० 91 ला. नं० अग 31-3-2021

उप-निदेशक कार्यालय परिसर, नई दिल्ली

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limited

sector 63, Noide

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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 me/promoter is 7 years.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
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 there from.

Verified by me at Noida on this. ^{1st}... day of December-2020.



Deponent



11/12/2020
VIJAY KUMAR
Advocate & Notary Public
Registration No-2453,
Notary, Ghaziabad (U.P.)
GOVT. OF INDIA