



उत्तर प्रदेश UTTAR PRADESH

FT 264985



FORM B

[See rule 3 (2)]

Affidavit cum declaration

Affidavit cum Declaration of Mr. Sanjay Dubey, S/o Mr. Ram Swaroop Dubey, authorised signatory of J. K. Cotton Limited, duly authorized by Board of J. K. Cotton Limited, the promoter Company of the proposed project, vide its resolution dated 07.09.2020:

I, authorised signatory of the J. K. Cotton Limited, Promoter Company of proposed project (i.e. Emerald Gulistan, Phase-III, situated at Plot No. 2, Scheme No. 39, Jajamau, Kanpur) duly authorized by J. K. Cotton Limited, do hereby solemnly declare, undertake and state as under:

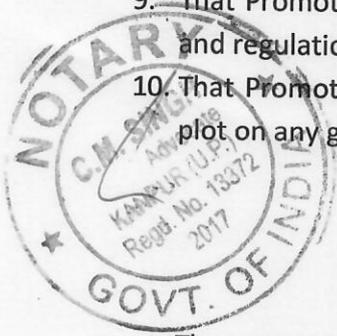
1. That J. K. Cotton Limited have a legal title to the land on which the development of the proposed project is to be carried out. AND

A legally valid authentication of title of such land along with an authenticated copy of such ownership for the development of the real estate project is enclosed herewith.

2. That the said project Land is free from all encumbrances.

*Si*

3. That the time period within which the project shall be completed by the Promoter Company is 16 Months from the date of start of the Project i.e. 01.12.2020 to 31.03.2022.
4. That seventy percent of the amounts realized by the Promoter Company 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportional to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn as per U.P. Real Estate (Regulation and Development) Rules, 2016 after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportional to the percentage of completion of the project.
7. That 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 amount collected for a particular project have been utilized for the project and the withdrawn has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have furnished such other documents as have been described by the rules and regulation made under the act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.



*[Signature]*  
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 on this 22<sup>nd</sup> day of October, 2020.

*[Signature]*  
Deponent

I am sworn before me the day of .....  
by Shri Suresh Chandra to whom the  
Contents of the Affidavit have been  
read over and explained who is duly  
identified Shri Suresh Chandra

**C.M. SINGH** Advocate  
Notary Kanpur (U.P.)



उत्तर प्रदेश UTTAR PRADESH

29AE 960458

**FORM - RA1**  
**Affidavit for Separate Bank Account**

To:  
Uttar Pradesh Real Estate Regulatory Authority,  
Naveen Bhawan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow-226007.

Sub: Affidavit/Declaration for Separate Bank Account of Project "EMERALD GULISTAN-PHASE-III" situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur.

I, Sanjay Dubey, S/o Mr. Ram Swaroop Dubey, R/o Kamla Nagar, Kanpur, duly authorised by the promoter of the proposed project "EMERALD GULISTAN- PHASE-III" situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur, do hereby solemnly declare, undertake and state that there is no lien placed by the bank or any other financial institution on the Separate Bank Account No. 0090102000042732 opened with IDBI Bank at M. G. Road, Kanpur, Uttar Pradesh.

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 on this 22<sup>nd</sup> day of October, 2020.....

Sworn before me the day of  
by Shri  
Contents of the Affidavit have been  
read over and explained who is duly  
identified Sri

**C.M. SINGH** Advocate  
Notary, Kanpur (U.P.)

Deponent



**TO WHOME IT MAY BE CONCERN**

This is to be certified that j.k. cotton limited RERA designed account for emerald gulistan phase -3 having a current account with IDBI Bank M.G. Road Kanpur branch.

On the name of " j.k. cotton limited RERA designed account for emerald gulistan phase - 3.

**Details of account mentioned bellow.**

Account number : 0090102000042732

Account holder name : J.k. cotton limited RERA designated account for emerald gulistan phase -3

Ifsc code: IBKL0000090

MICR No: 208259002

This letter is being issued on specific request of the customer .

Authorised signatory

IDBI Bank Ltd

