

भारतीय गैर न्यायिक

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भारत

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NOTARIAL R.V. SHARMA
Adv/Notary Public
Regd. No. - 3198
Dist. M.P.

GOVT. OF INDIA

INDIA NON JUDICIAL

NOTARIAL R.V. SHARMA
Adv/Notary Public
Regd. No. - 3198
Dist. M.P.
Uttar Pradesh

91AD 081441

FORM 'B'
[See rule3(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. Bharat Kumar** duly authorized by the promoter of
the proposed project, vide his authorization dated **19th May 2019**.

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

1. That **Mr Khadija Hassan** has a legal title to the land on which the development of
the project is proposed

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 by which the project shall be completed by promoter is
Mar 2025

भारत बाण्डा डल म्हाडि

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



Bharat Kumar
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 on this day of 21st May 2019.

Bharat Kumar
Deponent

Solemnly affirmed before me by Sri/Smt./Km. *Bharat Kumar*
deponent who is identified by Sri/Smt./Km. _____
Clerk of Sri/Smt./Km. _____ Advocate on _____
I have satisfied myself after examining _____ 23/5/19
deponent that he/she understood the contents
of the affidavit and same has been read _____
and explained by me Recd. Rs. _____

R.V. Sharma
R.V. SHARMA
Advocate/Notary Public
Reg.No. - 3932
Dist. Morarabad (U P) 23/5/19



Royal
GREENS

20th May' 2019

AUTHORITY LETTER

This is to authorize Mr. Bharat Kumar S/o Sh. Surender Kapoor. Authorized Representative of the company be & is hereby authorized to represent M/s. R & A Realtech LLP in the Real Estate Regulatory Authority for the process of registration of Real Estate Project, ROYAL GREENS, of the company/Partnership Firm, on behalf of the Company/Partnership Firm and is also authorized to file and receive any document related to the above.

For R & A Realtech LLP

Partner

Bharat Kumar

Aadhaar number : 6882 6812 5360

R & A Real Tech LLP

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