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उत्तर प्रदेश UTTAR PRADESH

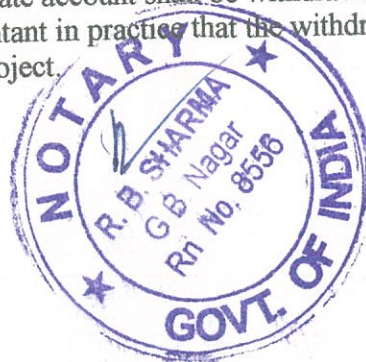
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vishal Verdhan duly authorized by the promoter M/s Latyan Infrastructure Pvt Ltd, of the proposed project vide their Board Resolution dated 24-05-2019

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

1. That promoter has a legal title to the land, by way of long term lease from competent authority, on which the development of the project is proposed
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by me/promoter is 5 Years.
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Vishal Verdhan



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.



Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

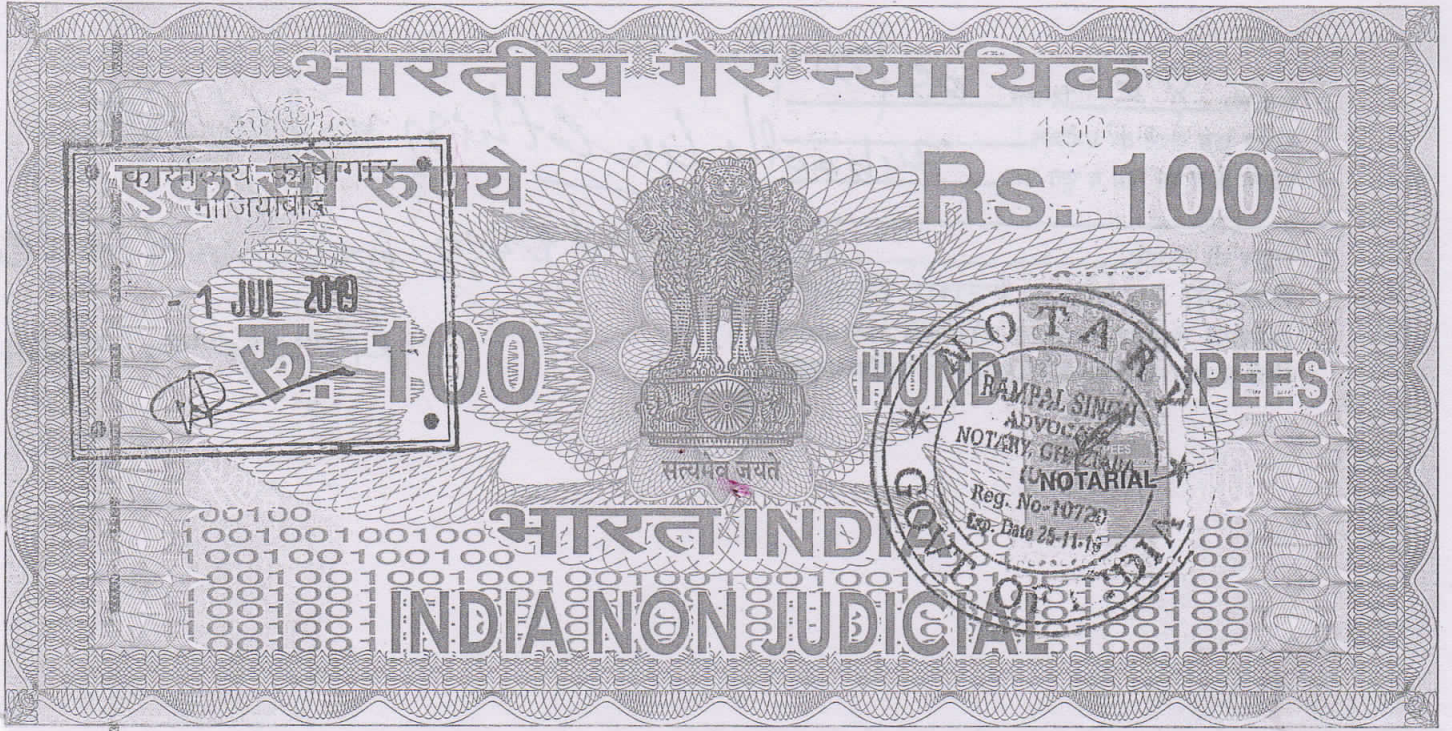
Verified by me at Noida on this 24th day of May , 2019.


Deponent

ATTESTED

RAMBIR SHARMA
Advocate (Notary)
Gautam Budh Nagar



27 MAY 2019



उत्तर प्रदेश UTTAR PRADESH

EZ 135392

Affidavit cum Declaration

Affidavit cum Declaration of Mr.SubodhGulati S/o Shri S P Gulati, duly authorized by the promoters M/s.Latyan Infrastructure Private Limited, for the proposed project 'The Regency Saharanpur' located at Delhi Road Near Oasis Hotel,Saharanpur,U.P.vide the promoter's Board Resolution dated 04/07/2019.

I,SubodhGulati S/o Shri S P Gulatiduly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

That the promoter M/s. Latyan Infrastructure Private Limited has not in any manner advertised or marketed or booked or sold or offered to sell or invited persons for purchase of any plot, apartment or building in the said proposed project 'The Regency Saharanpur'.

That the promoter has applied for RERA registration of the said project 'The Regency Saharanpur' to the Uttar Pradesh Real Estate Regulatory Authority vide application No. ID19944 and that till the RERA registration is granted to the said project the promoter shall continue to comply with the restrictions and prohibitions applicable to unregistered projects under section 3(1) of the Real Estate (Regulation and Development) Act, 2016.

Deponent

Subodh Gulati

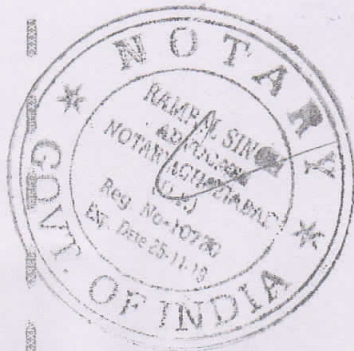
Verification

The content of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on 04th day of July, 2019.

Subodh Gulati

Deponent



ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No. 10720
Exp. Date 25-11-19

- 5 JUL 2019