

उत्तर प्रदेश UTTAR PRADESH



Affidavit cum Declaration of M/s SHALIMAR Condominium Pvt. Ltd. Previously Know as M/s ANS Developers Pvt. Ltd. promoter of the Project – GH (EWS/LIG) Manjil/Ashiyana Phase-1 ANS Integrated Township.

I Anwar Rizvi Director of the M/s SHALIMAR Condominium Pvt. Ltd. promoter of the Project – GH (EWS/LIG) Manjil/Ashiyana Phase-1 ANS Integrated Township do hereby solemnly declare, undertake and state as under:

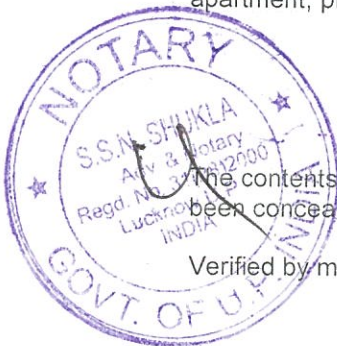
1. M/s SHALIMAR Condominium Pvt. Ltd. have a legal title to the land on which the development of the proposed project is to be carried out  
AND  
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is December-2020.
4. That seventy percent 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Shyam Sunder Shukla  
Registration No. 3112/2017  
160, Sudesh Marg, Panagaram  
Lucknow (U.P.) INDIA

DL Rizvi



6. That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



#### 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 **Lucknow** on this day of **04<sup>th</sup> August 2017**.

*AL B. S.*  
Deponent

*AL B. S.*  
Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

**SWORN AND VERIFIED  
BEFORE ME.**

**Shyam Sunder Nath Shukla**  
Advocate & Notary  
Registration No. 31/28/2000  
160, Subhash Marg, Pandeyganj  
Lucknow (U.P.) INDIA

Identify the deponent/executant who  
has signed/put T.I. before me.