



उत्तर प्रदेश UTTAR PRADESH

FR 326989

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. Satnam Singh Sachdeva promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18-12-2019

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

1. **RIO Heights Private Limited** have / has a legal title to the land on which the development of the project is proposed RIO Heights Private Limited have/has 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.

RIO HEIGHTS PRIVATE LIMITED (526/1 VILLAGE KANAWANI AHINSA KHAND-II INDIRAPURAM GHAZIBAD) 10-06-2020 TO 10-08-2024



For RIO HEIGHTS PVT. LTD.

Director

4 JUL 2020

Satnam Singh Sachdeva
DIN No. : Q2475062

4. That seventy per cent of the amounts realised by **RIO Heights Private Limited** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 **RIO Heights Private Limited** 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 **RIO Heights Private Limited** promoter shall take all the pending approvals on time, from the competent authorities.

9. That **RIO Heights Private Limited** promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **RIO Heights Private Limited** 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 on this day of 11/06/2020

For **RIO HEIGHTS PVT. LTD.**

Director

ATTESTED

OM PRAKASH SINGH
Notary, Ghaziabad

Satnam Singh Sachdeva
DIN No.: 02475062

4 JUL 2020