



INDIA NON JUDICIAL



UTTAR PRADESH

61AD 470898

AFFIDAVIT

I, **RAVI BANSAL** Son of **Shri V.D.Bansal**. Aged 40 years. Resident Flat no P-1702, Celebrity Greens. Sushant Golf City. Ansal API. Sultanpur Road Lucknow. 226030. Promoter to the project **URBANAC SKY MANSION**, Khasra No.477,478,479KA,611 and 612 of Village-Mastemau, Tehsil-Mohanlalganj, Lucknow do hereby affirm an oath as under:-

That the deponent clarifies that at present he has no plans for future project registration apart from **URBANAC SKY MANSION**, Khasra No.477,478,479KA,611 and 612 of Village-Mastemau, Tehsil-Mohanlalganj, Lucknow.

Place: Lucknow

Date: 12/12/2023

Deponent

VERIFICATION

I, the deponent do hereby solemnly affirm verify the information of my affidavit are true and correct. Nothing has been concealed and no part of it is false.

Place: Lucknow

Date: 12/12/2023

Deponent

Verify the deponent/Executed/Signature has signed/Put T.Y. hereto/His

Sworn and Verified
Before me

R. C. VERMA
Advocate
Lucknow U.P., India
Regd. 31/12/2000



उत्तर प्रदेश UTTAR PRADESH

61AD 251523

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. RAVI BANSAL Promoter of the proposed project URBANAC
SKY MANSION Under CHINMAY DEVELOPERS.

I RAVI BANSAL Promoter of the proposed proper project URBANAC SKY MANSION under
CHINMAY DEVELOPERS do hereby solemnly declare undertake and state as under:

- 1 That I, the Promoter have a legal title to the land on which the development of the
project is proposed.

OR

Have legal title in the land on which the development of the proposed projects to be carried
out.

AND

A Legally valid authentication of the title of such and along with an authenticated copy of the
agreement between such owner and promoter for the development of the real estate project
is enclosed herewith.

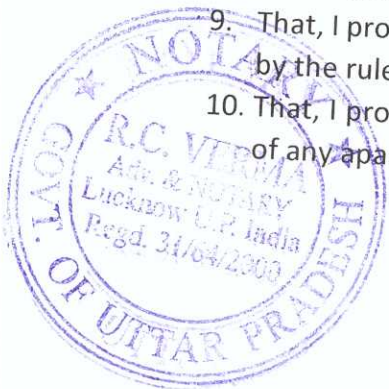
Sworn and Verified
Before me

- 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 58 months & 27 days.

R.C. VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd. No 31/64/2000

4. That seventy per cent of the amount realized by me Promoter for the real estate project-
URBANAC SKY MANSION under CHINMAY DEVELOPERS 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 amount 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 withdraw after is certified by, an engineer, and 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 regulation made under the Act.
10. That, I 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

I, the Deponent above do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and have not concealed material facts.
Verified on this 12th day of December, 2023.

Deponent

Sworn and Verified
Before me

R.C. VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd. No 31/64/2000