



उत्तर प्रदेश UTTAR PRADESH



DT 713102

### Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Subhash Gupta**, S/o Late Dr. N. K. Gupta, R/o D-1/29, Rajouri Garden, New Delhi – 110027, Managing Director of SG Estates Ltd., promoter of the proposed project, vide its authorization dated 10.07.2017 (copy enclosed)

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

1. That promoter have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances except PNBHFL & Security Bond in favour of U.P. Aawas & Vikas Parishad on account of FAR Charges .
3. That the time period within which the project shall be completed by promoter is 31.12.2018.
4. That seventy per cent of the amounts realized by promoter for the real estate project form 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.

Contd...2/-



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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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 have 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.

*[Signature]*

DEPONENT

VERIFICATION:-

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this 12th day of July, 2017.



*[Signature]*

DEPONENT

**ATTESTED**  
*[Signature]*  
**BALJIT SINGH**  
**NOTARY DELHI, R-10615**  
Government of India  
129, Rajendra Bhawan,  
Rajendra Place, New Delhi-8  
**14 JUL 2017**