



उत्तर प्रदेश UTTAR PRADESH

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Gauravdeep Singh, authorized signatory of Kahlon Emporium, duly authorized by the promoter of the proposed project, vide its authorization dated 22.06.2017.

I, Gauravdeep Singh (authorized signatory of Kahlon Emporium) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Gauravdeep Singh (authorized signatory of Kahlon Emporium) has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land 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 Kahlon Emporium is 28.04.2022.
4. That seventy per cent of the amounts realised by Kahlon Emporium 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

**KAHLON EMPORIUM**  
*Gaurav Deep Singh*  
Authorized Signatory

Sworn and Verified  
Before me  
*R. C. VERMA*  
Adv. & Notary  
Lucknow U.P. India  
Regd. 31/6/2000

क्रमांक 5667 दिनांक 25/7/17

मूल्य 100/- नाम कहेला इन्फो रिपन  
प्रदेश 0 पता लालाडू

एन० न० 100/17 को प्रकृति  
ला० न० 100/17 को प्रकृति लखनऊ  
वैधता समान 01/08/2020 तक

KALON EMPORIUM  
Authenticity & Signature



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Kahlon Emporium 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 Kahlon Emporium shall take all the pending approvals on time, from the competent authorities.

9. That Kahlon Emporium has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Kahlon Emporium shall not discriminate against any allottee at the time of allotment of any apartment or shop, as the case may be, on any grounds.



Verification

**KAHLON EMPORIUM**  
*[Signature]*  
Authorised Signatory  
Deponent

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 23<sup>rd</sup> day of October 2017.

Place : Lucknow

**KAHLON EMPORIUM**  
*[Signature]*  
Authorised Signatory  
Deponent

Sworn and Verified  
Before me

*[Signature]*  
**R. C. VERMA**  
Adv. & Notary  
Lucknow U.P. India  
Regd. 31/61/2000