



उत्तर प्रदेश UTTAR PRADESH

FR 295028

FORM "B"

[See Rule 3(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. Rakesh Mahajan director of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20.02.2020.

Rakesh Mahajan director of the proposed project/duly authorized by the promoter of the proposed project "Greenshore Mart" do hereby solemnly declare, undertake and state as under:-

1. That M/s Nirala Projects Pvt Ltd 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 is enclosed herewith.

2. That the said Parcel of land is "free from all encumbrances" (excluding installment of GNIDA), at the time of Registration of RERA for "Greenshore Mart".



For Nirala Projects Pvt. Ltd.

Rakesh

Authorised Signatory

19 MAR 2020

3. That on or before 30.03.2023 the Greenshire Mart project shall be completed by Nirala Projects Pvt Ltd.
4. That seventy per cent of the amounts realized by Nirala Projects Pvt Ltd for this 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Nirala Project Pvt. Ltd. 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 Nirala Projects Pvt Ltd shall take all the pending approvals on time, from the competent authorities.
9. That Nirala Projects Pvt Ltd have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Nirala Projects Pvt Ltd shall not discriminate against any allottee at the time of allotment any apartment, plot or building, as the case may be, on any grounds.

For Nirala Projects Pvt. Ltd.
Deponent

R.K. GUPTA
Authorised Signatory

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefore.

Verified by me at on this day of

Place *NOIDA*

Date *19.03.2020*

For Nirala Projects Pvt. Ltd.

R.K. GUPTA
Authorised Signatory
Deponent



ATTESTATION

R. K. GUPTA
Notary Public
Govt. of India

19 MAR 2020