



उत्तर प्रदेश UTTAR PRADESH

77AD 079310

FORM B

[See Rule 3(4)]

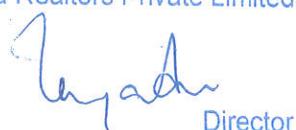
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

I, Tanya Arora, Director of ATS Grand Realtors Private Limited ("Promoter"), of the proposed project EWS PMAY at NH-24, Ghaziabad do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out proposed and an authenticated copy of title of such land is enclosed herewith.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party on or over such land, along with details are uploaded on to the UP RERA website at the time of registration.
3. That the time period within which the project shall be completed by me/promoter is 24 Months from the project start date.

For ATS Grand Realtors Private Limited


Tanya Arora
Director

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 charted 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.
11. I declare that the PAN card, Aadhar number/CIN number uploaded on website is correct and both are of promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc are found misled or wrong, the authority may reject the registration.

For ATS Grand Realtors Private Limited
Deponent

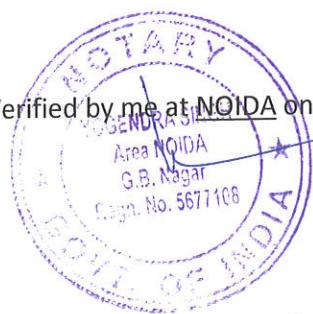
Verification



Director

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 NOIDA on this 19th day of September 2019



ATTESTED

YOGENDRA SINGH
NOTARY NOIDA
G.B. Nagar (U.P.) INDIA

23 SEP 2019

For ATS Grand Realtors Private Limited

Deponent

Director