



DD 150230
10 MAR 2017

FORM B

(See rule 3(4))

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Santosh Mishra s/o Late Prahaladh Mishra aged about 51 residing at 610/390, Keshav Nagar Colony, Sitapur Road, Lucknow, Uttar Pradesh duly authorized by the promoter of the proposed project, vide their authorization dated 28/06/2017.

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

1. That promoter 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances save and except DHFL to whom the entire project have been mortgaged/charged vide an Memorandum of Deposit of Title Deeds Dt.30th July 2015 duly registered with the Sub Registrar (I) of Lucknow on 3rd July 2015 under registration No.381.
3. That the time period within which the project shall be completed by Promoter is 30/12/2021.

31/12/17

Rekha Arora
Adv. & Notary
Mid. H.O. LUCKNOW U.P. INDIA
Regd.No. 3179/2001

Santosh Mishra

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Sworn & Verified before me.

[Signature]
31/7/17

Rekha Arora
Adv. & Notary
Mid. H.O. LUCKNOW U.P. INDIA
Regd.No. 3179/2001

[Signature]
Deponent

Verification

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 LKO on this day of 31/07/2017

[Signature]
Deponent

I know & identify the deponent/Executant who has signed/ put his T.I. before me
[Signature]