

उत्तर प्रदेश UTTAR PRADESH

FF 004267

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. SANJAY PANDEY promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 9-10-2019.

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

1. That I/ promoter of the proposed project have/has a legal title to the land on which he development of the project proposed

have/has a legal title to the land on which the development roposed project is to be carried out

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 ardos Lucknow Developers Pvt. Ltd.



Authorised Signatoly/Director

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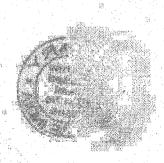
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2. That the said land is free from all encumbrances

OR

That detail of encumbrances _______including detail with right title interest or name of any party in or over such land, along with details to _______

- 3. That the time period within which the project shall be completed by [me/promoter] is December 2023.
- 4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That I/ promoter have/has furnished, such other documents as have been prescribed by rules, as and regulations made under the Act.

10. That I/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.

For Parios Inchnow Developers P

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Auth **Pergnant**/Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material hasbeen concealed by me there from.

of India (Delhi)

Verified by me at Noida on this 1st day of November 2019.

Solemnly Affirmed Sworp B

Por Pardos Lucknow Developers Pvt. Ltd.

KESHAV PRASAD Advocate

Supreme Court of India

Advocate 0 1 NOV 2019

Deponent

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