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FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil Kumar duly authorized by RS Landcraft LLP having its registered office at Permish corporate towers, 309, 3rd floor plot no.-13 karkardooma community center Delhi 110092, hereinafter to as the promoter of the proposed project vide its authorization letter dated 17.08.2018;

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

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

OR

RS Landcraft LLP 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. I am the developer of the project [Landcraft Metro Homes] and request the esteemed RERA authority to grant a one-year extension to the project's end date, calculated from the date of map sanction, which is [07/09/2026]. I kindly request you to consider this affidavit as an official request for the aforementioned extension.
3. I will upload the extended sanction map certificate before one month from the date of current map sanction date, which is [07/09/2026].
4. That the said land is free from all encumbrances.
5. That the time period within which the project shall be completed by me/promoter is **48 Months the date will be 30 July 2027**.
6. That seventy per cent of the amounts released by me/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.
7. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
9. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. That I / promoter shall take all the pending approvals on time, from the competent authorities.
11. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. 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 RS LANDCRAFT LLP
Deponent
Auth. Sign.

Verification

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

ATTESTED
Mukesh Chandra Sharma
NOTARY
Advocate Ghaziabad (UP)

For RS LANDCRAFT LLP
Deponent
Auth. Sign.