

2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by Competent Builders And Developers and promoters is 5 years. (Starting from 25th September 2025 to 24th September 2030).
4. That seventy percent of the amounts realized by promoters for the real Estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That Competent Builders And Developers shall get the accounts audited within six months after the end of every financial year by 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 and the amounts collected for particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
8. That Competent Builders And Developers shall take all the pending approvals on time, from the competent authorities.
9. That Competent Builders And Developers have furnished all documents as have been prescribed by the rules and regulation made under the act.
10. That Competent Builders And Developers shall not discriminate against any allottee at the time of allotment of any plot on any grounds.
11. That till date of application to the UP RERA, Any booking and Any sale have not been taken/done,



VERIFICATION

The content of our above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bareilly this 03rd Day of Nov 2025.

[Handwritten Signature]

DEPONENT

Certified that Shri. BIPINKUMAR
 who has been identified by Shri
 presented this affidavit before me today at
 AM/PM at Bareilly After sworn to the contents of
 this affidavit, and confirmed the contents which
 have been explained

[Handwritten Signature]

SUBODH KUMAR
 Advocate & Notary
 Reg. No. 108/2014, Bareilly

[Handwritten Signature]

DEPONENT