

भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10

TEN

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

15AE 929448

**FORM 'B'**  
[See rule3(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 **Mr. Abdullah Mushtaq Khan** duly authorized by the promoter M/s **Angel Dwellings Pvt. Ltd.** of the proposed project, vide its/his/their authorization dated **04/10/2017**.

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 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.

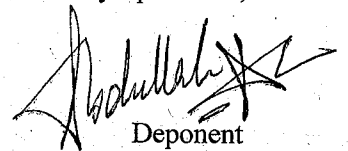
Sworn and verified  
before me

2. That the said land is free from all encumbrances.

**SURESH KUMAR**  
Advocate & Notary Public  
417/175 Ka/14, Near Major Devi Das Marg  
Niwaj Ganj, Chowk Lucknow  
Reg. No 31/84/09

*Abdullah Mushtaq Khan*

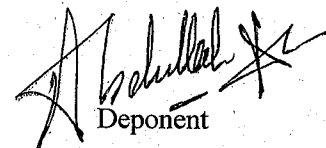
3. That the time period within which the project shall be completed by me is 30<sup>th</sup> January, 2024.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 has 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.

  
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 Lucknow on this day of 17<sup>th</sup> December, 2019

  
Deponent

Sworn and Verified  
before me

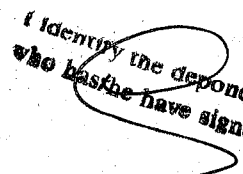
  
SURESH KUMAR

Advocate & Notary Public

417/175 Ka/14, Near Majar Devi Das Marg

Niwaj Ganj, Chowk, Lucknow

Reg. No 31/84/09

  
I identify the deponent/executants  
who has/they have signed & T.I. before me