



उत्तर प्रदेश UTTAR PRADESH

22AD 776511

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. Dhiraj Jain** promoter of the proposed project/ duly authorized by the promoter of the proposed project (Mahagunpuram Phase-II), vide its/his/their authorization dated 05.08.2017.

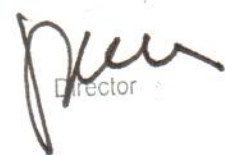
I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Mahagun Real Estate Pvt. Ltd. have/has a legal title to the land on which the development of the proposed project is to be carried out.

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are enclosed.



For MAHAGUN REAL ESTATE PVT. LTD.


Director

11 AUG 2017

3. That the time period within which the "Mahagunpuram, Phase II" project shall be completed by me/promoter is **30th November'2016**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 the rules 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 MAHAGUN REAL ESTATE PVT. LTD.

Deponent

[Signature]
Director

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 Ghaziabad on this 11th day of August 2017

For MAHAGUN REAL ESTATE PVT. LTD.

Deponent

[Signature]
Director



ATTESTATION
R. K. Gupta
Notary Public
Govt. of India

11 AUG 2017

Encumbrances on Land & Building of "Mahagunpuram" Project of Mahagun Real Estate Pvt Ltd located at Village-Mehrauli, NH-24, Ghaziabad, U.P.										
S.No.	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Charge on Project	Underlying Security
1	G03437241	100026391	Religare Housing Development Finance Corporation Limited	09-03-16	-	-	250,000,000	D3, P3B, District Centre, Saket, New Delhi-110017	Mahagunpuram	Land & Construction on Mahagunpuram Project with Recivables
Total							250,000,000			

For MAHAGUN REAL ESTATE PVT. LTD.


Director