



उत्तर प्रदेश UTTAR PRADESH

51AE 570987

AFFIDAVIT CUM DECLARATION

As a director of **KHAN AND BROTHERS INFRATECH PVT. LTD.** on behalf of **KHAN AND BROTHERS INFRATECH PVT. LTD** Director, **QAMROZ KHAN**, being the promoter of Twin Spire Phase II.

1. That M/s. **KHAN AND BROTHERS INFRATECH PVT. Ltd** has a legal title to the land on which the development of the project is proposed.

AND

A legally valid authentication of title of such land for development of the real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is **65 months**.

That seventy percent of the amount realized 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.

That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 has obtained the statutory NOC and shall complete all the statutory requirements of obtaining the rest of NOC's for approval of the project and shall submit the same to competent authority for approval on time.

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 follow the transparent mutually agreed policies with concurrence of the allottee and not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any

and who have been related the contents here and have admitted

the same to correct therefrom

VERIFICATION

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

For Khan & Brothers Infratech Pvt. Ltd.

Ashok Kumar Upadhyay, Notary Public, Aligarh (U.P.)

**NOTARY
ALIGARH (U.P.)**

**DEPONENT
Director**