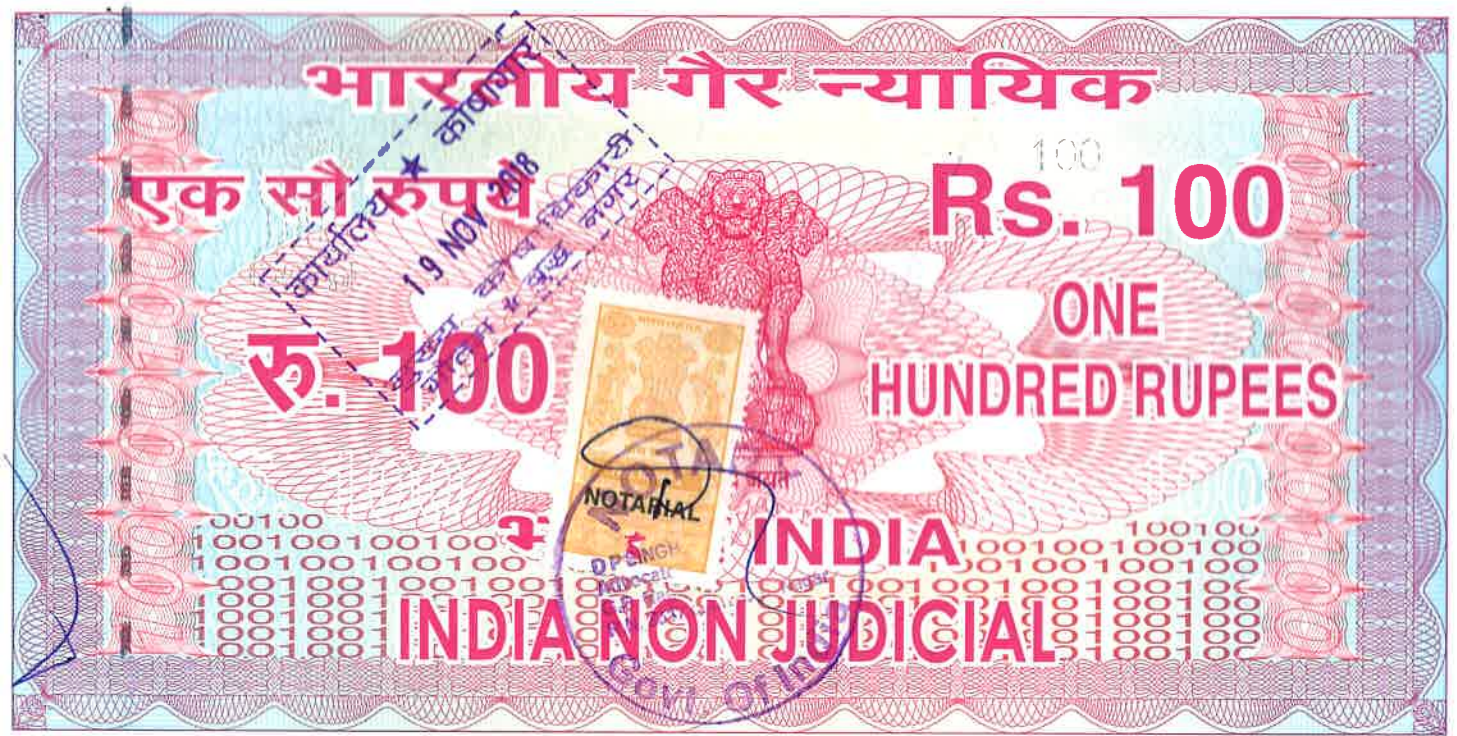




उत्तर प्रदेश UTTAR PRADESH

ER 087990

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bijendra Kumar Gupta S/o Bisheshwer Nath Gupta, Director of M/s Nirala Infratech Private Limited, (hereinafter referred as "Promoter"), duly authorized by the promoter of proposed project (Nirala Estate Phase-II) at GH-4, Tech Zone-4, Greater Noida (West), vide its authorization dated 10TH May, 2018.

I, Mr. Bijendra Kumar Gupta 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.
2. That the above project is free from all encumbrances.
3. That the time period within which the project (Phase-II of Nirala Estate) shall be completed by me/promoter is 18.11.2024.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a



For NIRALA INFRA TECH PVT. LTD.

Authorized Signatory

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 therefrom.

Verified by me at Noida on this 22th Day of November 2018.


DEPONENT



ATTESTED

DHARAMPAL SINGH
Advocate Notary
Collectorate Court, G.B. Nagar

22 NOV 2018

22 NOV 2018

क्रय की तिथि
पता
विक्रेता
गिरिधर, नौपडा (उपग्रह)

Bijendra Kumar Gupta S/o Bisheshwar
Nath Gupta P/o Noida