



## FORM-B

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Aditya Agarwal, Designated Partner duly authorized by WEST WAY REALTY LLP having its registered office at GH-3, Vaibhav Khand, Indirapuram, Shipra Suncity, Ghaziabad, U.P.-201014, hereinafter to as the promoter of the proposed project vide its authorization letter dated 28.01.2023;

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

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

WEST WAY RALTY LLP have/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 said land is free from all encumbrances.
  3. That the time period within which the project shall be completed by me/promoter is 60\_Months.
  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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



For WEST WAY REALTY LLP

Authorised Signatory

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 WEST WAY REALTY LLP  
Authorised  
Deponent

**Verification**

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

For WEST WAY REALTY LLP

Authorised Signatory  
Deponent

ATTESTED  
MAHAVIR SINGH  
NOTARY  
G B NAGAR

F- 6 FEB 2023



**AFFIDAVIT CUM DECLARATION**

This project is being registered under the Promoter Name M/S. WEST WAY REALTY LLP.

This Affidavit is made at Noida on 30.01.2023 by M/s. WEST WAY REALTY LLP. duly incorporated under the Limited Liability Partnership Rules, 2009 having its registered office at GH-3, VAIBHAV KHAND, INDIRAPURAM, SHIPRA SUNCITY, GHAZIABAD, U.P. PIN-201014 through its Designated Partner/ promoter ADITYA AGARWAL.

In reference to our online application for RERA Registration of project CENTRAL MARKET having no provisional Registration, I undertake the below mentioned required details :-

**This is completely new launched project which is registered under category "New" project Category with no sales / booking as on date.**



For WEST WAY REALTY LLP

Authorised Signatory  
Deponent

**Verification**

I solemnly state that the contents of this Affidavit Cum Declaration are true to the best of my knowledge.

For WEST WAY REALTY LLP

Authorised Signatory  
Deponent

ATTESTED  
MAHAVIR SINGH  
NOTARY  
G B NAGAR

6 FEB 2023