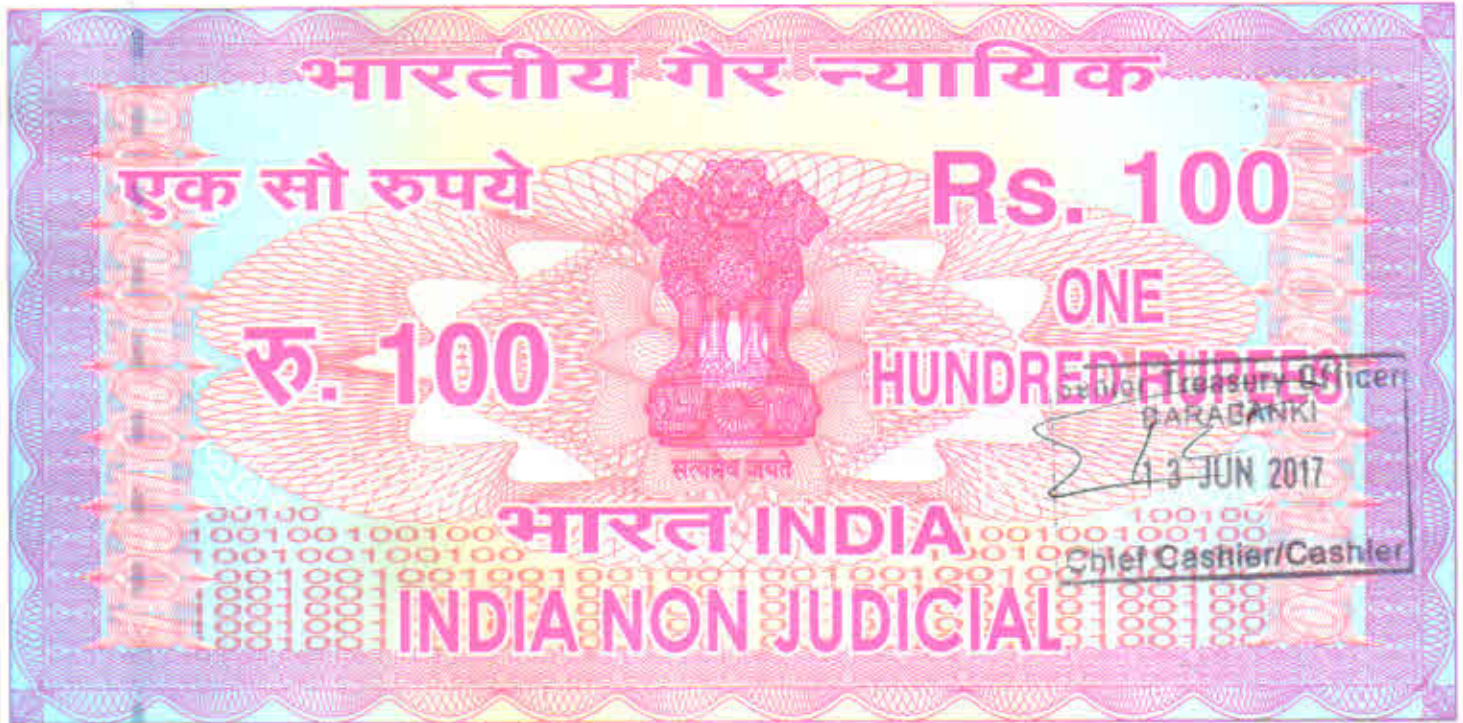




उत्तर प्रदेश UTTAR PRADESH

DG 726995

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of **Pragya Srivastava** (Director of **Roshan Infrahomes Private Limited**) duly authorized by the promoter of the proposed project, vide its authorization dated 30.07.2017

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

Roshan Infrahomes Private Limited have 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.

1. That the said lands are free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is 8 years (w.e.f 2013).
3. That seventy percent of the amounts 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

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 on this 15th day of August, 2017

Roshan Infrahomes Pvt. Ltd.
Pragya Srivastava
Deponent

Roshan Infrahomes Pvt. Ltd.
Pragya Srivastava
Director