



**FORM B**

**[See rule 3(4)]**

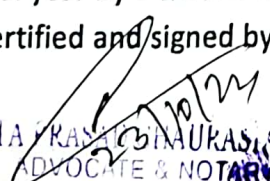
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr.Kunal Rishi, Director of the M/s Rapid Buildtech Pvt.Ltd. duly authorized by the promoter of the proposed project Paras Estate , vide its/his/their authorization dated 20.09.2024.

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

1. Rapid Buildtech Pvt.Ltd. 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. And no loan has been taken on the subject land.
3. That the time period within which the project shall be completed by me/promoted is 01.11.2024 to 27.05.2029 for 54 Months.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

  
LALIA PRASAD MAURAS  
ADVOCATE & NOTARY  
LUCKNOW U.P. (INDIA)  
Regd. No. 11/32/2000

For Rapid Buildtech Pvt. Ltd.



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 Rapid Buildtech Pvt. Ltd.

Deponent

Director

Verification

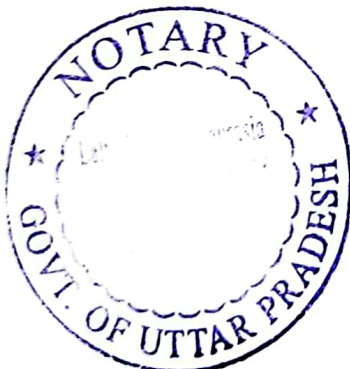
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of 23.10.2024

For Rapid Buildtech Pvt. Ltd.

Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



ATTESTED

23/10/24  
LALTA PRASAD CHAURASIA  
ADVOCATE & NOTARY  
LUCKNOW U.P. (INDIA)  
Recd. No 31/32/2000

Identify the deponent(s) who has/have signed before me



Affidavit cum declaration for New Project "Paras Avenue"  
Confirmation

Affidavit cum declaration of Mr. Kunal Rishi Director duly authorized by M/s Rapid Buildtech Pvt. Ltd. Promoter of the project- "Paras Estate",

That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016.

That the project is situated at Village Maliyana Meerut Uttar Pradesh which the project is proposed was allotted by the authority Sanction Letter Dated 28.05.2024.

That implementation of "Paras Estate" is too made now and therefore registration of the new project is submitted before the RERA authority. That we have not advertised, marketing, booked, sold or offered for sale, or invited person to purchase in any manner for the said project under reference.

That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016. The said under reference is not ongoing project.

For Rapid Buildtech Pvt. Ltd.  
Deponent

  
Director

Verification

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



**ATTESTED**

V.P. Chauhan  
Notary Advocate  
Reg. No. 568  
G.B. Nagar

For Rapid Buildtech Pvt. Ltd.  
Deponent

  
Director