



1. That landowners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31.12.2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Adarsh Kumar Saxena  
Advocate  
Notary Govt. of India  
Shahjahanpur Reg. No. 10728

Vinayak Agarwal

Deponent



**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 Shahjahanpur on 24/04/2025.

Witnessed/Executed before me on 24/04/25  
at Shahjahanpur by Shri Vinayak Agarwal  
Identified/Verified by Shree Adarsh Kumar Saxena  
Witness if any.....  
Signature Recd. [Signature]

Notary Shahjahanpur

**Adarsh Kumar Saxena**  
Advocate  
Notary Govt. of India  
Shahjahanpur Reg. No. 10728

Vinayak Agarwal  
Deponent

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY HIM/HER/IT/...