

FORM 'B'

[See rule3(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. Bhageshwar Tyagi S/o Shri Sunder Lal Tyagi resident of R-11/5 Molsiri Road, Shipra Suncity, Indirapuram, Ghaziabad, U.P.-201014, Authorized Signatory of M/s Vibhor Vaibhav Infrahome Pvt. Ltd. (promoter of the proposed project), vide its Board Resolution dated 16-10-2024, do hereby solemnly declare, undertake and state as under:

1. That M/S Lotus SRS Buildtech Pvt Ltd. has a legal title to the land on which the development of the project is proposed, 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 promoter is dated 18-09-2029
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Vibhor Vaibhav Infra Home Pvt. Ltd.


Auth. Signatory

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.

For Vibhor Vaibhav Infra Home Pvt. Ltd.

Deponent  Auth. Signatory

Verification

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


Verified by me at 19th on this day of October 2024

For Vibhor Vaibhav Infra Home Pvt. Ltd.

Deponent  Auth. Signatory



19 10 24
ATTESTED


Mehar Chand Paul
Notary Advocate
Regn. No-13416