

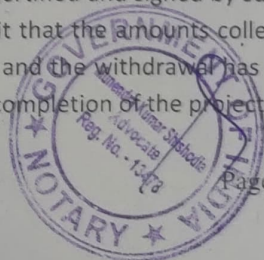
FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Parveen Gupta, Designated Partner, Wall Rock Developers LLP, having its Registered Office at B-33, Sector 63, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301 duly authorized vide Board Resolution Dated – 28.09.2022 by the Promoter of the proposed project, Yamuna City Mall situated at Plot No. C-14, Sector-Commercial Plot in Gaur Yamuna City (Pocket-3), at Mirzapur Site, (LFD-3), Sector -19, YEIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-203201.

I, Parveen Gupta, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 22.09.2027.
4. That seventy per cent of the amounts to be realized by the 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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



For, Wall Rock Developers LLP

Parveen Gupta
Partner

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 Wall Rock Developers LLP

Deponent Partner

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 Gautam Buddha Nagar on this _____ day of October 2022.

For Wall Rock Developers LLP

Deponent Partner



ATTESTED
1 OCT 2022

Muneendra Kumar Shishodia
Advocate
Distt. Court G B N

1 OCT 2022