

उत्तर प्रदेश UTTAR PRADESH

**FORM 'B'**

[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION BY PKS BUILDMART PRIVATE LIMITED FOR  
ITS PROJECT "TOWN CENTRAL PHASE- III"**

*[Handwritten signature]*



**FORM 'B'**

[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION FOR TOWN CENTRAL PHASE-III**

Affidavit cum Declaration of M/s PKS Builders Private Limited promoter of the proposed project having its registered office at Flat No. 251-B, First Floor DDA LIG Flats, Pocket- 12, Jasola New Delhi South Delhi DL. 110025 and Corporate office at B-127 Ground Floor, Sector 63, Noida-201307, through its director Mr. Manish Gupta duly authorized by the promoter of the proposed project, vide board resolution dated 23/06/2018.

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

1. That promoter has a legal title to the land on which the development of the project named "Town Central Phase-III" is proposed

AND

A legally valid authentication of title of such land along with an authentication 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 leasehold land from GNIDA. The lease deed is uploaded on the site and all the terms and conditions are mentioned in the lease deed.

3. That the time period within the project shall be completed by the promoter is 15.08.2024.

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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

The promoter shall take all the pending approvals on time, from the competent authorities.



*Manish*

8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, shop, office or building, as the case may be, on any grounds.

  
Deponent

Verification

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

Verified by me at Mumbai on this day of 28 / 06 / 2018

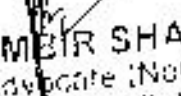
Date: 28/06/18

Place: Mumbai



  
Deponent

**ATTESTED**

  
**RAMBER SHARMA**  
Advocate (Notary)  
Gautam Budh Nagar

**28 JUN 2018**