



उत्तर प्रदेश UTTAR PRADESH

CD 458694

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Winsome Developer Pvt. Ltd.**
Duly authorized by the promoter of the proposed project (**EMPIRE STATE**), vide its authorization :

I, **WINSOME DEVELOPER PVT.LTD.** 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 Report to the land on which the development of the project is proposed.

OR

Have/has a legal title Report to the land on which the development of the proposed project 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 is enclosed herewith.

WINSOME DEVELOPER PVT. LTD.

D. u. f.

DIRECTOR



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2. That the project land is under mortgaged and encumbrances details including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details. (Charge certificate is attached).
3. That the time period within which the project shall be completed by promoter from the date or registration of project;
4. (a) For new projects;
That seventy percent of the amounts realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
(b) For ongoing project on the date of commencement of the Act.
(i) That seventy percent of the amounts to be realised hereinafter by my/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.

OR

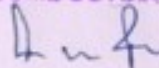
WINSOME DEVELOPER PVT. LTD.

DIRECTOR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from all 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountants, and it shall be verified during the audit that the amount 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.
7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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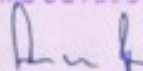

Deponent
DIRECTOR

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 Varanasi on this 08th Day of December 2020.

WINSOME DEVELOPER PVT. LTD.


Deponent