

उत्तर प्रदेश UTTAR PRADESH

DY 674053

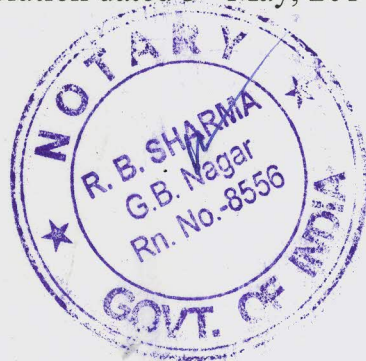
FORM B

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER**

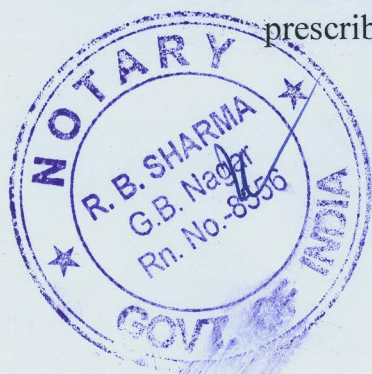
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Maneesh Mansingka, Authorised Signatory of Kalpataru Urbanscape LLP, the Promoter of the proposed real estate project known as 'Kalpataru Vista' situated at Plot No. B 24C, Jaypee Greens Wishtown, Sector 128 of Noida, duly authorized by the Promoter of the said project, vide its Resolution dated 3rd May, 2017.



I, Maneesh Mansingka, Authorised Signatory, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state for and on behalf of the Promoter as under:

1. That Promoter has a legal title to the development rights of the proposed project.
2. That details of encumbrances on the rights and entitlements of the Promoter is as provided in the encumbrance certificate.
3. That the time period within which the project shall be completed by me/Promoter is 30th December, 2023.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That the Promoter shall take or cause to be taken all the pending approvals on time, from the competent authorities.
9. That the Promoter agrees to furnish such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the 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.



Deponent
Authorised Signatory of
Kalpataru Urbanscape LLP

Verification

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

Verified by me at on this day of 20th January, 2018



Deponent
Authorised Signatory of
Kalpataru Urbanscape LLP



ATTESTED

RAMBIR SHARMA
Advocate (Notary)
Gautam Budh Nagar

20 JAN 2018