

उत्तर प्रदेश UTTAR PRADESH

FF 033231

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**

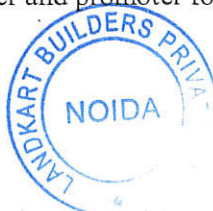
Affidavit cum Declaration of Mr. Subhas Chandra Basu person duly authorized by the Promoter Land Kart Builders Private Limited, a company incorporated under the provisions of the Companies Act, 2013 having its registered office at 7th Floor, Tower B, Plot No. 8 , Sector 127, Noida-201301 of the proposed project, named Eureka Park – Phase 1, situated at Plot No. SC-02 A1, Sector 150, Gautam Buddha Nagar, Noida PIN 201310 vide its/his/their authorization dated 28<sup>th</sup> March 2019.

I, Subhas Chandra Basu, person duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title report on the land on which the development of the project is to be carried out,

AND,

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project.



क्र.सं. 38 दिनांक 18/12/19  
स्टाम्प क्रय करने का प्रयोजन.....  
स्टाम्प क्रय का पूरा नाम व पता.....  
स्टाम्प की धनराशि.....  
भारत मलसिंह स्टाम्प विक्रेता  
ला.नं.04/99, राजगंधी की जमिनी  
अनपद न्यायालय, गौ.पु. नगर

M/S Laxmi Kest Builders Pvt. Ltd.  
Sec-130, H.O. Ch

That details of encumbrances for the project named Eureka Park – Phase 1, including details of any rights, title, interest or name of any party in or over such land, along with details is enclosed herewith.

2. That the time period within which the project shall be completed by me/promoter is 31 March 2023.
3. That seventy per cent of the amounts realised by me/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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

  
Subhas Chandra Basu

Deponent

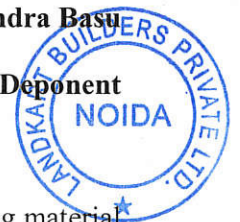
**Verification**

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 NOIDA on this day of 18<sup>th</sup> DECEMBER 2019

  
Subhas Chandra Basu

Deponent



# LAND KART BUILDERS PRIVATE LIMITED

(A Subsidiary of Tata Value Homes Limited and Lotus Greens Constructions Private limited)

## DETAILS OF ENCUMBRANCE ON THE PROJECT

The Noida Authority, being the Owner of the Group Housing Plot has the first charge over the Group Housing Plot for recovery of any unpaid and outstanding dues in favour of NOIDA. The Project Land admeasuring 83,970 sq. meters situated at Plot No.SC -02/A1, Sector 150, Noida has been mortgaged in favour of Aditya Birla Finance Limited via Axis Trustee Services Limited for project finance.

For **Land Kart Builders Pvt. Ltd.**

  
**Authorized Signatory**



**CIN NO-U70200UP2016PTC082780**

**Registered Office: 7th Floor, Tower B, Plot No. 8, Sector 127, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201304**  
**Communication Address: Project Office - Eureka Park, SC 02/A-1, Sector 150, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201310, E-Mail : [tatacare@tatahousing.com](mailto:tatacare@tatahousing.com), Website : [www.theeurekapark.com](http://www.theeurekapark.com)**