

पचास
रुपये

FIFTY
RUPEES

रु. 50



INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AX 363547

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Nikhil Agarwal, M/s Ganpati Leasing Infrastructure Pvt. Ltd. promoter of the proposed project "Magnum Square"

1. Harikant Son of Bhagwan Singh aged 31 R/o 9, Kailash Kunj Fatehabad Road, Agra. promoter of the proposed project / duly authorized by the promoter of the proposed project "Magnum Square" do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

or

the land is owned by M/s Ganpati Leasing Infrastructure Pvt. Ltd. who have/has a legal title to the land on which the development of the proposed project is 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 project or phase thereof, as the case may be, is enclosed with application.

2. The Promoters has taken loan from Union Bank of India of Rs.14.20 crore.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 02/12/2026.

4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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

Attested

Notary Public, Awar

08 Dec. 2021

For Ganpati Leasing Infrastructure Private Limited



have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I /promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds. For Ganpati Leasing Infrastructure Private Limited

Deponent
Director

Verification

I, Harikant Son/Daughter/Wife of Mr Bhagwan aged 31 R/o9, Kailash Kunj
Fatchabad Road, Agra do hereby verify that the contents in para No. 1 to 10 of my above
Affidavit cum Declaration are true and correct and nothing material has been concealed by
me therefrom.

For Ganpati Leasing Infrastructure Private Limited

Verified by me at Alwar on this 03 day of DEC 2021.

Deponent
Director

Attested

Notary Public, Alwar

08 Dec. 2021

Identified by