

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

Affidavit-cum-Declaration

Affidavit cum Declaration of ..... as Director of ..... at  
....., promoter of the project do hereby solemnly declare,

..... Vimal kumar Brijraj (Virara Developers Pvt Ltd.) have a Manosh  
Residency  
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 is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is ..... (.....)  
Years w.e.f. .... 29/01/2027
4. That the seventy percent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by  
me in the proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me after it is certified by an  
engineer, an architect and the chartered accountant in practice that the withdrawal is in proportion  
to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and  
regulations made hereunder.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot  
or building, as the case may be.

Verification

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

Date :-

Place :- Patna

I, identified the deponent  
who has signature/L.T.I.  
in my presence  
29/1/21

Advocate

Deponent

Deponent