

FORM 'B'

[See rule 5 (4)]

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

AFFIDAVIT CUM DECLARATION

I, **Jitendra Thakur**, son of Late Surendra Thakur, resident of Flat No. 304, Niranjan Apartment, Akashwani Road, Khajpura, Patna, PIN- 800014, Bihar promoter of the project **GARIMA RESIDENCY PRIVATE LIMITED** duly authorized by the promoter of the project **GARIMA MANSION**, vide it/ their authorization dated .....

I, **Jitendra Thakur** promoter of the project/ duly authorised by the promoter of **GARIMA RESIDENCY PRIVATE LIMITED** the project do hereby solemnly declare, undertake and state asunder:

1. That **Jitendra Thakur** [have/ has] a legal title to the land on which the development of the project is proposed to be carried out and **Jitendra Thakur** [have/ has] a legal title to the land on which the development of the proposed project is a legally valid authentication of title of such alnd along wiht an authenticated copy of the agreement between such owner and promoter for development of the real estate project enmclosed herewith.
2. That the said land is free from all encumbrances. or That details of encumbrances including the details of any rights, title, interest, dues, litigationand the name of anyparty in or over such land.
3. That the time period within which the project shall be completed by [me/promoter] is .....
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 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 prescribed by the rules and regulations made under the Act and rules and regulations made there under.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

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 **Patna** on this **25th** day of **January, 2020.**

Deponent

I Identify the deponents Signature
L.T.I. who has/have affirmed in
My Presence.

Advocate

Jitendra Thakur
is identified by Sri .....
Advocate Solemnly affirmed
declared before me.
DHARMVIR PD.
Govt. of India

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23/1/2020

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