

FORM 'B'

[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of

Mr./Ms RANJAN KUMAR MERTIYA

[promoter of the project]

authorised by the promoter of the project, vide its/his/their authorisation dated 02/11/2024 (dd/mm/yy);

I, RANJAN KUMAR MERTIYA

promoter of the project / duly authorised by the promoter of the project] 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 YES  
N/A [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 is enclosed herewith.

2. That the said land is free from all YES  
encumbrances. or

That details of encumbrances N/A  
including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me / the promoter] is \_\_\_\_\_.

4. That seventy per cent. of the amounts realised by [me / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn  
by [me / the promoter] in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is  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 / 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 [I / the promoter] shall take all the pending approvals on time, from the competent authorities.

9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by  
the Act and the rules and regulations made thereunder.

10. That [I / the promoter] shall not discriminate against any allottee at the time of allotment of any  
apartment, plot or building, as the case may be.

Advocate Solemnly  
declared before me

SI No. 0054 Date 02/11/2024