

Niraj Kumar
Advocate, who is identified by
Mrs. / Miss. / Mr. / Ms. / Advocate, solemnly affirmed and
declared before me

No. 78
Date 10/10/19



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
Mr./Ms. Niraj Kumar (Madhuri Enclave) [promoter of the project /
duly authorised by the promoter of the project, vide its/his/their authorisation dated 17/04/18 (dd/mm/yy);

I, Niraj Kumar
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
I [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 encumbrances.
or
That details of encumbrances _____
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 09-01-2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by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.

Niraj Kumar
Deponent

Verification

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

Date: _____ (dd/mm/yy)

Place: _____

Niraj Kumar
Deponent

Identify the deponent who has
Signed/L.T.I. in my presence
9/10/19
Advocate