FORM'B'

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. Pawan Kumar** Promoter of the Project/Duly authorized By the promoter of the project, vide their authorization dated 01.06.2019

I **Pawan Kumar** Promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare,undertake and state as under.

1. **That** Promoter has a legal title to the land on which the development of the project is proposed.

OR

Pawan Kumar has a legal title to the land on which the development of the proposed project is 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 the Promoter is **30.07.2024.**

4.That seventy percent(70%) of the amount shall realized by the promoter for the real estate project from the allot tee,from time to time shall be deposited in separate account to be maintained in a scheduled bank to cover the cost of construction and that land cost and shall be used only for that purpose.

5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage completion of the project.

6.That the amount from the separate account shall be withdrawn by the promoter, after it is certified by an engineer , an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 the promoter shall get the account audited within six month after the end of every financial year by a **chartered accountant** in practice, and shall produce a statement of account duly certified and signed by such **chartered accountant** andit shall be verified during the audit that the amount collected for a particular project 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other document as have been prescribed by The Act and the rules and regulations made under there.

10. That the promoter shall not discriminate against any allot tee at the time of allotment Of any apartment, plot or building as the case may be.

Deponent

Verification

The content of my above affidavit cum Deceleration are true and correct and nothing has been concealed by me there from.

Verified by me as on ----------

Deponent