



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajiv Agarwal Director of M/s Kaustubh Developers & Builders Pvt. Ltd., promoter of the proposed project (**EMERALD GARDEN**) / duly authorized by the promoter of the proposed project, vide their authorization dated 16.07.2022

I, Rajiv Agarwal promoter of the proposed project (**EMERALD GARDEN**) / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land 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 60 months. Project will commence from 02-10-2022 and will completed on 01-10-2027.
4. That seventy percent of the amounts realized by 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 purposed.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of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.

That 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 utilized



*Shrushti-
Wife is being identified by
advocate solemnly affi in
and declare before me*
MATHURA PRASAD
NOTARY PUBLIC

*372
Date*

for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Kaustubh Developers & Builders Pvt. Ltd

Rajiv Agarwal
Director

Deponent

Verification

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

For Kaustubh Developers & Builders Pvt. Ltd

Verified by me at patna on this 02ND day of August 2022.

Rajiv Agarwal
Director

Deponent

Identify the deponent's
signature/L.T. who has
affixed in m. presence

[Handwritten signature]
S. K. Sarathi



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