



Affidavit-cum-Declaration (FORM-B)

Affidavit-cum-Declaration of [Mr/Ms.] **ZAKIR HUSSAIN**
Director, Aroma Dev Pvt. Ltd.

..... [promoter of the project/ duly authorized
by the promoter of the project, vide its/his/their
authorization dated];

I, **MR. ZAKIR HUSSAIN, DIRECTOR, AROMA DEVELOPERS PVT. LTD**
..... [promoter of the
project/duly authorized by the promoter of the project] do
hereby solemnly declare, undertake and state as under;

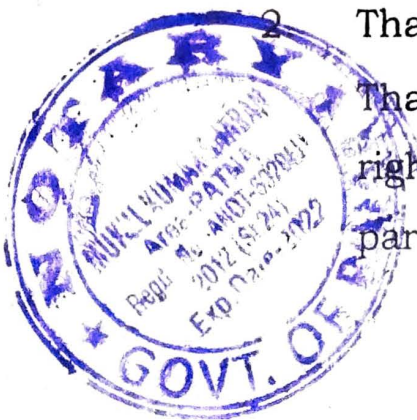
That [I / promoter] [have / has] a legal title to the land
on which the development of the project is proposed, or
..... [have/has] a legal title to the land on
which the development of the proposed project is to be
carried out and a legally valid authentication of title of
such land alongwith an authenticated copy of the
agreement between such owner and promoter for
development of the real estate project is enclosed
herewith.

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.

any/smt. **Md. Zakir Hussain** & b. **23/09/2020**
who has/have identified
by Advocate
solemnly affirmed and declared
before me.

23/09/2020
Mukul Kumar Sharan
Notary: **Patna**



3. That the time period within which the project shall be completed by [me / the promoter] is 36 months
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by tale / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

For Aroma Developers Pvt. Ltd.
Hussain
 Deponent Director

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by the therefrom.

Verified by me at Md. ZAKIR HUSSAIN on this
23/9/20 day of 2020

For Aroma Developers Pvt. Ltd.
Hussain
 Deponent. Director



I identify the deponent w.r. to nas
 Signed/L.T.I in my presence.

23/9/20
 ADV. CHIEF