



Affidavit cum Declaration

Affidavit cum declaration of (**Er Ajit Kumar** Proprietor of M/s **MEDHA BUIDCON** Proprietorship FIRM (Promoter of the Project/duly authorized by the promoter the project, vide its /his/their Authorization date);

I, **AJIT KUMAR**, Proprietor of M/s **MEDHA BUILDCON**. (Promoter of the project **GRIH APARTMENT** Complex / duly authorized 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 constructed [have / has] a legal title of the land on which the development of the proposed project **GRIH APARTMENT** is to be carried out
And

A legal valid authentication of title of such land long with an authentication 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, That details of encumbrances (Attached with the declaration) including details of any rights, title interest dues, litigation and name of any party in or over such land.
3. That the time period of **Five year (06/08/2029)** within which the project shall be completed by [Me/the promoter]
4. That seventy percent of the amounts realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

That the amount from the separate account shall be withdraw by {me/the promoter} withdraw by Me/the promoter } in proportion to the percentage to completion to the project,

That the amounts from the separate account shall be withdraw 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.

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 amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance to the percentage of completion of the project.

8. That [I /the promoter] shall take all the pending approvals on time, from competent authorities
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and rules and regulation 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

Verification

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

Verified by me **AJIT KUMAR** (Proprietor) on the **18** day of **September** 2024 of the Christian Era.



MEDHA BUIDCON

Ajit

*Iden
Signed*

*Iden
Signed*

*Iden
Signed*

*not an
who has
solemnly affirmed and declare
before me*

*Mukul Kumar Shukla
Notary Public*

No. 143. Date 18/9/24

