



[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Sl. No. u Date 4/4/2024

Affidavit cum Declaration of

Mr. Kumar Abhijeet, Promoter - Apna Ghar Associates [promoter of the
project/duly authorized by the promoter of the project, vide its/his/their
authorization dated 01/12/2023 (dd/mm/yy);

I, Kumar Abhijeet, Project Name - Urmila Aditya Enclave promoter of the
project/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

(1) Shri Arun Prakash Kumar, (2) Smt. Urmila Kumar [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.

That the said land is free from all encumbrances.

or

That detail 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 09/12/2029.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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



Humar Asghar
Deponent

Verification

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

Date...11.../...11.../...2024... (dd/mm/yy)

Place...BHAGALPUR...

Sri/Smt. Humar Asghar
Who is personally known and
Identified by...S. S. Ahmed... Deponent
Advocate solemnly affirmed and
Declared before me

Deponent

Humar Asghar

S. S. Ahmed
Adv
11/11/24
Md. Ibrahim
NOTARY, BHAGALPUR