DECLARATION, SUPPORTED BY AN AFFIDAVIT, THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit –cum-Declaration

Affidavit cum Declaration of GHANSHYAM PATWARI, as Director of PATWARI PROJECTS at DIGHA ANAND RESIDENCY, promoter of the project do hereby solemnly declare,

I GHANSHYAM PATWARI have a

1. 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.
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 ..... (.....) Years w.e.f. 14.07.2023
4. That the seventy percent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in the proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and the chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made hereunder.
10. That we shall not discriminate against any allottee 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 Declaration are true and correct and nothing material has been concealed by me therefrom.

Date :-

Place :- Patna

I, Identify the deponent who, Signed in my presence. 5-12-20

Deponent

Sri/Smt..... Deponent's Signature/L.T.I. Identified by..... Advocate, Solemnly affirmed and declared before me. No..... Date.....

D. K. SINHA NOTARY, PATNA

NOTARY D. K. SINHA EX. OFFICIO GOVT. OF BIHAR