



No. 204
Date 18/11/18
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER
Affidavit-cum-Declaration

Affidavit cum Declaration of
Mr./Ms. Ramesh Prasad [promoter of the project / duly authorised by the promoter of the project, vide
its/his/their authorisation dated 05/01/18.

I Ramesh Prasad promoter of the project / duly authorised 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
M/s S.D. - S.D & P. Pvt. Ltd. (J.V) [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.

2. 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.

That the time period within which the project shall be completed by [me / the promoter] is June 2021.

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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the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.

That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by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.

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, or any grounds.

S.D.-S.D. & P. Pvt. Ltd. (J.V.)
Ramesh Prasad
Deponent

Verification

I, the deponent above, do here by verify the Contents of above Affidavit cum Declaration are true and correct to the
best of my knowledge and I have not concealed any material facts.
Verified on this date :- 05/01/18

Sri/Smt. Ramesh Prasad
who is identified by Sri. Ramesh Prasad
Advocate solemnly affirmed and
declared before me.

A. K. Dwivedi
Notary Public Danapur

I identify the Signature/L.T.I.
of the deponent who has
Signed/L.T.I. in my presence.

Ramesh Prasad
Advocate

05/01/2018