



[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of  
Mr./Ms. Kundan Kumar (Balaji Heritage) [promoter of the project /  
duly authorised by the promoter of the project, vide its/his/their authorisation dated 02 / 05 / 16 (dd/mm/yy);

I, Kundan Kumar  
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  
I [have/has] a legal title to the land on which the  
development of the proposed project is to be carried out

and  
a legal 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 details of encumbrances Enclosed (attach.)  
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 \_\_\_\_\_

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the  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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by  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 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.

Kundan Kumar  
Deponent

Verification

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

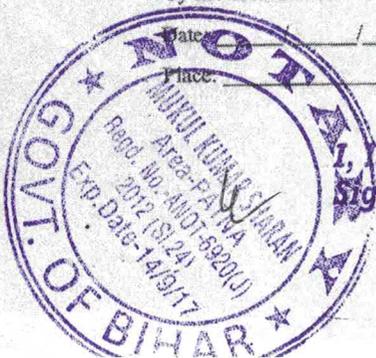
Date: \_\_\_\_\_ / \_\_\_\_\_ (dd/mm/yy)

Place: \_\_\_\_\_

Kundan Kumar  
Deponent

I, identify the deponent who has  
signed/L.T.I. in my presence

18/5/16  
Advocate



Mr./Mrs./Miss... Kundan Kumar Date... 18/5/16  
who is identified by...  
Advocate, Solemnly affirmed and  
declared before me:  
Mukul Kumar Sharan  
Notary, Patna, Bihar, India