06
17-9-24



FORM 'B'

[see rule 3(4)]

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

Affidavit-cum-Declaration

For Project 'Monaf & Wazir Aprtment'

Affidavit cum Declaration of (Mr./Ms.) ___**Mohammad Abuzafar** duly authorized by the promoter (**Marwa Contractor**) of the proposed project (**Monaf & Wazir Apartment**), vide its authorization date 01-09-2024.

I___**Mohammad Abuzafar** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state us under:

1. That …..Promoter…**'Marwa Contractor'**. ……[I/promoter][have/has] a legal tilte to the the land on which the development of the project is proposed, or ……. Landowner namely, **Ehteshamul Haque Ansari and Asim Zafar Jilani**….. [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
   Those 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 **30-09-2029.**
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by (me/the promoter) in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 amount 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 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 therefrom.

Verified by me at Darbhanga on this 17.9.24 day of 2024.

Mohammad Abuzafar

Deponent

NOTARY KIRAN KUMARI A/NOT-7/U/22-6310J EXP. 5th July 2027 DARBHANGA GOVT. OF BIHAR

I identify the signature of Mohammad Abu Zafar. who has signed in my presence.

Sri/Smt. Mohammad Abu Zafar Tanweeru Hassan

Who is Identified by Sri/Smt. Tanweeru Hassan

Advocate Solemnly Affirmed and Declared before me

17-9-24

KIRAN KUMARI
Notary Public, Darbhanga

Tanweeru Hassan.
Advocate

17.9.2024.