



उत्तर प्रदेश UTTAR PRADESH

EN 136840

FORM 'B'
[See rule3(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. Raj Kumar Patel S/o Rajeev Prasad Patel R/o N 2/25 CH, Sunderpur, Varanasi-221005, Uttar Pradesh promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed 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
Raj Kumar Patel have/has a legal title to the land on which the development of the proposed project is to be carried out



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 **258/1** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is

4. That seventy per cent of the amounts realised by me/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.

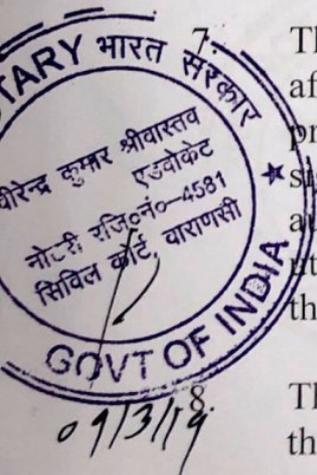
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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.

That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

राज कुमार पटेल
Deponent

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 Varanasi on this 09th day of March 2019.

राज कुमार पटेल
Deponent

I declare that the Pan Card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct, If any information, document including details of payment made as fee etc, are found mislead or wrong, the authority may reject the registration.



स्वयं शपथपत्र / एडवोकेट द्वारा प्रामाण्य दिनांक... 09/3/19
Oathd by [Signature] before Date...
पंक्ति द्वारा अधिवक्ता...
Identified by Advocate.....

गी० के० श्रीवास्तव एड० नोटरी भारत सरकार
K Srivastava Adv Notary Govt. of India

09/3/19

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