

भारतीय गैर न्यायिक

दस  
रुपये

10

भारत



INDIA

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

79AD 348849

FORM 'B'  
[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. Hani Kumar Bhatia promoter of the proposed project  
AKANKSHA HOMES duly authorized by the promoter of the proposed project, vide  
its/his/their authorization dated  
16<sup>TH</sup> Feb. 2019 ;

I, Hani Kumar Bhatia 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 have a legal title to the land on which the development of the project is proposed

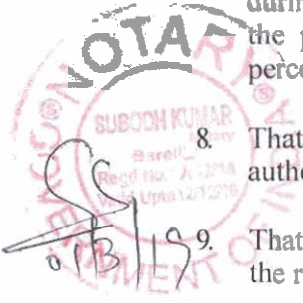
OR

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.
3. That the time period within which the project shall be completed by promoter is 60 MONTHS.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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.
8. 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.



*[Handwritten Signature]*  
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 Banivally on this 16<sup>th</sup> day of Feb 2019

*[Faint text: ...has been verified by the ... presented ... contents ...]*  
**MR. HANIKOMAR**  
**SHARDA**  
*[Handwritten Signature]*  
 Notary Seal: **SUBODH KUMAR**, Chartered Accountant, Regd. No. A-2214, Upto 12/12/18.

*[Handwritten Signature]*  
Deponent