



उत्तर प्रदेश UTTAR PRADESH

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./Ms./ M/s OM SHANTI DEVELOPER-RASHBHAR 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. OM SHANTI DEVELOPER-RASHBHAR 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 as per attachment 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/promoted is
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Serial No. 1637  
Certified that the foregoing statement  
sworn before me this day at  
by Shri/Smt. Prabhakar Sharma  
to whom the contents of this affidavit  
are read and explained and he/she  
is identified by Shri/Smt. Prabhakar Sharma  
Received the legal fee Rs. 35.00/-  
Verified by me at on this day of

PRABHAKAR SHARMA  
ADVOCATE  
NOTARY JHANSI DISTRICT

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  
to be found mislead or wrong, the authority may reject the registration