

क्र०सं० ११७ म्यु. १८



उत्तर प्रदेश UTTAR PRADESH

46AD 783089

**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 Nagendra Kumar Maurya S/o Moti Lal Maurya  
partner M/s Balaji Enterprises firm G.T. Road Jungiganj Bhadhohi. \_\_\_\_\_

\_\_\_\_\_ promoter of the proposed project / duly authorized by  
the promoter of the proposed project, vide its/his/their authorization dated \_\_\_\_\_;

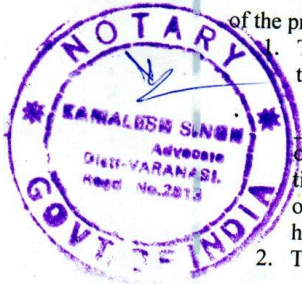
I, \_\_\_\_\_ promoter of the proposed project / duly authorized by the promoter  
of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of  
the project is proposed

**OR**

\_\_\_\_\_ 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.



*[Handwritten signature]*

*[Handwritten signature]*

OR

That details of encumbrances \_\_\_\_\_ 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. Page 01 SAMPLE

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.



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 23 day of July 2018.

Deponent

*[Signature]*

Deponent

*[Signature]*

*[Signature]*  
23/7/18

Subscribed and sworn to before me on this 23rd day of July 2018 at Varanasi.  
The contents of the affidavit were read over to the deponent who verified the same to be true.  
*[Signature]*  
K. SINGH  
Notary Public