

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./Mrs.] _____
_____ [promoter of the project/ duly authorized by the
promoter of the project, vide its/ his/ their authorization
dated_____];

I, _____ [promoter of the project /
duly authorized by the promoter of the 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 proposed project is to be carried out

or

_____ [have/ has] a legal title to the land on
which the development of the 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 _____
including details of any rights, title, interest, dues, litigation and name
of any party in or over such land.

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

4. That seventy percent of the amounts realized by [me / the promoter] for
the real estate project from the allottees, from the time to time, shall be
deposited in a separate account to be maintained in a scheduled bank
to cover the cost of construction and 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project, shall be withdrawn by [me /the promoter] in proportion to the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 That the amounts from the separate account shall be withdrawn by [me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chartered account in practice that the withdrawn is in proportion to the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 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/ 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 Act and rules and regulations mate thereunder.
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.

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 _____ on this _____ day of _____.

Deponent