

FORM-B

[see rule 3(4)]

DECLARATION

**Affidavit cum Declaration of Mr./Ms. _____ promoter of the proposed project /
duly authorized by the promoter of the proposed project vide its/his/their
authorization dated _____ :**

I, _____ Son/Daughter/Wife of _____ aged _____ R/o _____
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

the land is owned by _____ who 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 or phase
thereof, as the case may be, is enclosed with application.

2. That the said land is free from all encumbrances.

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 or phase thereof, as the case may be,
shall be completed by promoter is _____.

4. That seventy per cent of the amounts realised by 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withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I _____ Son/Daughter/Wife of _____ aged _____ R/o _____ do hereby verify that the contents in para No. 1 to 10 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