

FORM B  
[See Rule 3(6)]

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE  
PROMOTER FOR REGISTRATION OF A PROJECT WITH  
  
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, .....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.

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withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
- 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 have received all statutory approvals and permits from the competent authorities for commencement of the proposed real estate project.
- 9. That I/promoter shall take all the pending approvals on time, from the competent authorities.
- 10. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11. 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.

*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.*