

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. SURESH DAS 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

I, Suresh Das ~~have has a legal title to the land on which the development of the proposed project~~  
is to be carried out

OR

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 December 2025. \_

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the  
allotees, 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in  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 That, the amounts from the separate account shall be withdrawn after it is certified by an  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 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 rules

✓ Suresh Das

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.

✓ Suresh Das  
Deponent

**Verification**

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 20<sup>th</sup> day of February 2023.

✓ Suresh Das  
Deponent  
(Suresh Das)