

1) That we have received a legal title Report issued by Advocate _____ to the Land on which the development of the project is to be started, along with a legally valid authentication of title of such Land along with an authenticated copy of development agreement between such owner and promoter / developer for the development of the real estate project is enclosed herewith.

2) Accordingly to title report and due diligence, the said project is free from all encumbrances.

3) That the time limit within which the Project shall be completed by the developer (Promoter) from the date of registration is 31-12-2026.

4) (a) **For new Projects;**

(i) That seventy percent of the amounts realized 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5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

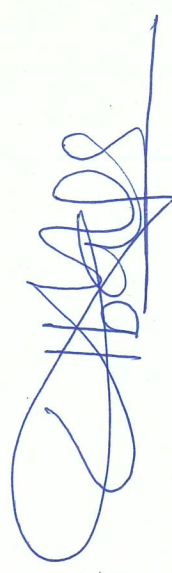
6) That promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant as per regulation, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during 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.

7) That promoter shall take all the pending approvals on time, from the competent authorities.

8) That promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9) That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

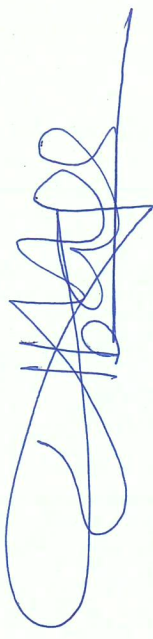


Mr. Mohammed Tufail Ansari
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of our knowledge and nothing material has been concealed by me therefrom.

Verified by me at on this day of _____.



Mr. Mohammed Tufail Ansari
Deponent