



FORM-B
[See rule 3(4)]
DECLARATION

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

I, Praveen Kumar Son/Daughter/Wife of Sh. Surender Singh aged 34 R/o House No. B 1/10, Yamuna Vihar, Bhajan Pura, Delhi-110053 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 Mr. Praveen Kumar 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 31.12.2020.

ATTESTED
NOTARY PUBLIC
JALPAIGURI
22 DEC 2017

क्रं. सं. 2289 दिनांक 22-12-17
मुद्रांक का मुल्य 50
देता का नाम N
रिता/पति का नाम धर्म
पता M Lom 33
वास्ते name
25

पीयूष जैन
ला स्टॉप दिहोता
761, शांति बय, जवाहर नगर, जयपुर
लाइसेन्स नं. 22/2015-18

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For Ruhani Developers Pvt. Ltd.
Deponent Director

Verification

I Praveen Kumar Son/Daughter/Wife of Sh. Surender Singh aged 34 R/o House No. B 1/10, Yamuna Vihar, Bhajan Pura, Delhi-110053 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 there from. Verified by me at Delhi on this 22nd day of December, 2017.

ATTESTED

NOTARY PUBLIC
JAN 2018

22 DEC 2017

For Ruhani Developers Pvt. Ltd.
Deponent