

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/Ms Precision structures & consultancy services Pvt Ltd Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28/7/2017

SHRISACHIN JOSHI

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 Mortgaged with MPAC 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 36 months.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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



Precision Structure & Consultancy Services Pvt. Ltd.

Joshi  
Director

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.

Precision Structure & Consultancy Services Pvt. Ltd.

*[Signature]*  
Deponent  
Director

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 ..... day of.....

Precision Structure & Consultancy Services Pvt. Ltd.

*[Signature]*  
Deponent  
Director



Identified by me  
Sign. *Aswok Pindarpali*  
Name. *Aswok Pindarpali*  
Add. H.No. *101* : *Korad*

SOLENNLY AFFIRMED BEFORE  
ME BY THE WITHIN NAMED

*[Signature]*

R. N. TRIPATHI  
ADVOCATE & NOTARY  
Office Opp. Old Vidyan Sabha, BHOPAL.

2 AUG 2017