

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 Ashwin Mehta S/o Mr. Chandra Singh Mehta, age : 52 years, Address : 12/1, New Palasia, Indore (M.P.), Director and authorized signatory of M/s Sarthak Real Built Pvt. Ltd, Registrar office at : Bicholi Hapsi, By-Pass Road, Near Columbia Convent School, Indore-452016 and I have been authorized by company resolution dated 30.11.2012.

I, do hereby solemnly declare, undertake and state as under:

1. That, the M/s Sarthak Real Built Pvt, Ltd is the owner and possessor and developer of land and also has a legal title to the land on which the development of the project is proposed
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be complete by me/promoter within 5 years subject to non interruption by judicial or administrative order.
4. That, seventy per cent of the amounts realized by our company for the real estate project form the allottees, from 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 That, the amounts form the separate account to cover the cost of the project shall be withdrawn in proportion the percentage of completion of the project.
6. That, the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.


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 Day of


Deponent

4. That, seventy per cent of the amounts realized by our company for the real estate project from the allottees, from to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the total 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 the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn only if 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

