

FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of [Mr./Ms.] **M/s. Signature Avenues LLP**
[promoter of the project / duly authorised by the promoter of the project,
vide its/his/their authorisation dated _____];

I, _____ [promoter of the project / duly authorised by the
promoter of the 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 _____ including details of any
rights, title, interest, dues, litigation and name of any party in or over such
land.
3. That the time period within which the project shall be completed by [me
/ the promoter] is _____.
4. That seventy per cent. of the amounts realised by [me / the 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project, shall be withdrawn by [me / the promoter] in proportion to the
percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me /
the promoter] 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 / the 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 / the promoter] shall take all the pending approvals on time, from
the competent authorities.

For SIGNATURE AVENUES LLP

Designated Partner

9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

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

For SIGNATURE AVENUES LLP
Deponent
Designated Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at _____ on this ____ day of _____.

For SIGNATURE AVENUES LLP
Deponent
Designated Partner