





## FORM 'B'

### AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **M/s. Empire Ventures** promoter of the proposed project "**Kirti Apartment C.H.S. LTD**" duly authorized by the promoter of the proposed project. Vide its authorization dated.

We **M/s. Empire Ventures** promoter of the proposed project "**Kirti Apartment C.H.S. LTD**" duly authorized us the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoter have legal title Report to the land on which the development of "**Kirti Apartment C.H.S. LTD**" the project is proposed.

### 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 project land is free from all encumbrances.
3. That the proposed project shall be completed by the promoters on or before 31<sup>st</sup> Dec 2024.
4. For ongoing project on the date of commencement of Act:  
That seventy percent of the amount to be realized hereinafter by us/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 4.







6. That we the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant 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 we the promoter shall take all the pending approvals on time from the competent authorities.
8. That we the promoters 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 we the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

M/s Empire Ventures

(Deponent)

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified me at Mumbai

On this .....day of .....2022

M/s Empire Ventures

(Deponent)

**BEFORE ME**



*As per*  
**ASHWANJI KUMAR DWIVEDI**  
(B.A.L.L.B.)

**ADVOCATE & NOTARY GOVT. OF INDIA**  
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Reg. No.	03
Sr. No.	21/22
Date	14/06/22