

4



N 307093

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 of M/s Cosmos Developer Partners of the proposed project/duly authorized by the Promoter of the proposed project, vide its/his/their authorization date.

I, Mukesh Singhania Partner 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 projects is to be carried out

AND

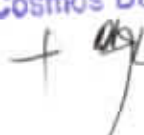
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

11 DEC 2019

For, Cosmos Developers
+  Partner



क्रमांक 3718 / दिनांक 6 DEC 2019
कामता 100 रूपय
विक्रेता मे. कोसमोस डेवलपर्स
निवासी जी. ई. रोड, रामपुर (छ.ग.)
मार्फत अजय प्रकाश पिता/पति
केता
नेवासी
प्लट ग्रेट डीवेलपर्स इनामा प्रतिफल मूल्य




यशवंत कुमार बडसना
रुक्मा निवासी
सिविल कॉस्ट रायपुर (छ.ग.)
मो. 9928638215



5

3. That the time period within which the project shall be completed by me/Promoter is 23-12-2023.
4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That I/Promoter shall get the accounts audited within six month 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 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.

For Cosmos Developers
Deponent

Verification

The contents of my above Affidavit cum Declaration are and correct and nothing material has been concealed by me therefrom.

Verified by me at Raipur C.G on this 11 DEC 2019 day of December 2019

For Cosmos Developers
Deponent Partner



SOLEMNLY AFFIRMED
BEFORE ME.

Feroze Hussain
Feroze Hussain

Advocate & Lawyer,
Raipur District,

RAIPUR (C.G.) No. 9893159459

11 DEC 2019

