



FORM -'B'
[See rule 3(4)]
Affidavit cum Declaration



Affidavit-cum-Declaration of **Mr. Vinod Kumar Agarwal S/o Ramkumar Agarwal** Age, 59 Years Residing at 02 Chameli Park, Goyal Nagar, Indore (M.P)-452018, Promoter/Developer/Landowner of the project Called "**EMERALD AASHRAY**" situated at Land Khasra no. **303/1/1, 303/2, 304/1 and 304/2,** admeasuring **2.094 Hectares (Net Scheme Area)** out of total land area of **2.194 Hectares,** Situated at **Village Sonway, Tehsil Rau and District Indore (MP).**

I, **Vinod Kumar Agarwal S/o Ramkumar Agarwal** Promoter/Developer/Landowner of the proposed project, do hereby solemnly declare, undertake and state as under:

1. I have 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 is enclosed herewith.

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

3. That the time period within which the project shall be completed by me/Promoter is 36 Months from date of these affidavit.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That, we 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, we shall take all the pending approvals on time from the competent authorities.

Serial No. 1316
Date 17/12/2021

KISHORE S. SONI
Advocate & Notary
Dist INDORE (M.P.)

9. That, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we 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.

V.K. Agarwal

Deponent
Vinod Kumar Agarwal

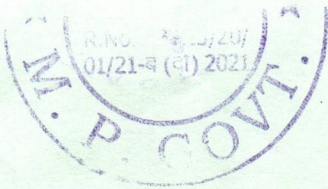
VERIFICATION

I, **Vinod Kumar Agarwal S/o Ramkumar Agarwal**, the deponents above, do hereby verify the contents of our above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

V.K. Agarwal

Deponent
Vinod Kumar Agarwal

Verified on this 16th Day of January, 2024



SIGNED BEFORE ME

Kishore S. Soni

KISHORE S. SONI
Advocate & Notary
Dist. INDORE (M.P.)