

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 **M/s BRAJ MURLIWALA RESIDENCY LLP** promoter of the proposed project "**BRAJ MURLIWALA RESIDENCY**" situated at Khata No. 02, Khasara No. 522, Bankey Mauja, Chiksauli, Tehsil Goverdhan, Dist. Mathura through authorized signatory Mr. Abhishek Gupta duly authorized by the promoter of the proposed project, vide resolution dated 07.12.2024.

I, Abhishek Gupta authorized signatory of promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SATISH KUMAR GUPTA & KAPIL DEV** ("The Landowners" and also the Co-Promoters) has a legal title to the land on which the development of the project **BRAJ MURLIWALA RESIDENCY** is proposed by **M/s BRAJ MURLIWALA RESIDENCY LLP** ("The Developer" and also the Promoter).

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such landowners and promoter for development of the real estate project 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 promoter is 08.08.2027.
4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Abhishek Gupta



7. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Abhishek Gupta

Deponent

Verification

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

Verified by me at Mathura on this 11th day of June, 2025.

Abhishek Gupta

Deponent

The Contents of the Affidavit or Declaration read over & explained to *Pratyaksh Kumar* who is identified by *Pratyaksh Kumar* & on oath attested at my office & notarial register and charged fees.

12/06/25
12/06/25

RAVI KANT DUVEY
Notary Civil Complaint