

FORMAT FOR AFFIDAVIT/UNDERTAKING by Owner
(on one hundred rupees stamp paper)

I /WE _____, the residing at / having office at -----
-----, Indian Inhabitant / registered Company under the Companies Act 1956,/ Partnership
Firm Registered Under Indian Partnership Act, having my residence/office at
_____ solemnly affirm and state as under:

Whereas, I am the absolute Owner / Power of Attorney holder / Authorized Person/Lessee and in
physical and lawful possession of the property bearing C. T. S. /S.No. _____ of Village :
_____ Taluka : _____, District _____ (hereinafter referred to as "the Said
Property")

OR

As per the Development Agreement dated _____ I am / We are entitled to develop the
Said Property .

Whereas, I intend to develop the Said Property by constructing a building as per the plans submitted
to CIDCO along with my application dated _____.

Whereas, I have carried out survey of the said property through my appointed licensed Architect/
Engineer/Surveyor,

DO HEREBY SOLEMNLY AFFIRM, SAY AND UNDERTAKE THAT :

1. As per the survey carried out by my appointed licensed Architect/ Engineer/Surveyor, based on
the boundaries of the property shown by me, the said area works out to _____Sq. Mtrs. (In
words _____), and for the purpose of calculating Floor
Space Index, minimum of the areas derived from map of Superintendent of Land Records,
mentioned in 7/12 extracts, and actual area measured through survey, is considered.
2. No legal proceedings / disputes are pending in respect of the said property in any Court of
Law,Quasi-judicial Authorities. In case any legal proceedings regarding the title of aforesaid plot
arise in future, I undertake to inform the court proceedings to the Officer concerned of CIDCO.
3. I shall not misuse any of the portions of the built up area which is taken free of FSI under the
provisions of development control regulations or by paying premium.
4. I will abide by all conditions mentioned in Commencement Certificate (CC), being issued by you,
and in case of default of my compliance with any of the conditions of the said C.C, the decision of
CIDCO shall be binding on me
5. The terraces and stilts (meant only for car parking) as shown in the plan, will not be misused and
shall remain open as per approved plan.
6. This undertaking shall be binding on us, our heirs, successors, legal representatives, assigns,
agents etc. and who so ever derives the title through us.

SOLEMNLY AFFIRMED at _____ on this _____ day of _____ 20____

PHOTO OF AFFIANT

Witness :

1. _____

2. _____

SIGNATURE OF AFFIANT
BEFORE ME (Notary)

FORMAT FOR INDEMNITY BOND by Owner
(on two hundred rupees stamp paper)

This Indemnity Bond is executed at _____ on this _____ day of _____ 20____ by Shri/Shrimati/Kumari/M/s _____ Son/Daughter of _____ resident of _____ hereinafter called the Executant/s

The expression of Executant/s shall mean and include their heirs, successors, legal representatives, administrators, nominees , assigns etc, and whoever deriving the title through or under them.

WHEREAS THE Executant/s are the sole / absolute Owners/ Power of Attorney holders/Lessees and in physical and lawful possession of the property bearing, Survey Numbers _____, Village _____, Taluka _____, District _____, (hereinafter referred to as "*the Said Property*")

And Whereas, CIDCO is appointed as the Special Planning Authority for the area in which the *Said Property* is falling.

And Whereas, the executants intend to develop the *Said Property* and have submitted a proposal for development permission along with layout/building plans of the *Said Property* through his Architect/Licensed Engineer _____

And Whereas, the executants have given an Undertaking / Affidavit that, No legal matter / dispute is pending in respect of the *Said Property* in any Court of Law or before any Quasi Judicial Authority.

NOW THIS DEED WITNESSETH AS UNDER:

That the Executants hereby undertakes to indemnify and keep harmless at all the time, CIDCO and its officers/employees against any dispute, litigation arising in future regarding the ownership of the land and towards the cost that will be incurred for the same by CIDCO or its Representatives..

That in pursuance of the documents submitted to CIDCO by the Executants and/or by his or their representative, if any development permission is granted by CIDCO, based on the information and documents furnished, the Executants further undertake, to accept the responsibility for settling any third party claims, damages to property, life etc. arising out of or related to the development or commencement of construction of subject property or dealing with any claim for damages etc. in any court of Law anywhere in India or abroad and to keep CIDCO and its officers/ employees indemnified at all the time against any of such claims/ mishaps/ law suits etc.

That, the Executants further undertake to keep indemnified at all the time, CIDCO and its officers/ employees against non-compliance by him of requirements under the provisions of any and all Laws, Acts, Regulations of State and Central Government as applicable, and all other conditions laid down while granting development permission.

The executants further pledge to confirm that in case the above information turns out not to be true, he/they will be held personally responsible and be liable for punishment under the provisions of applicable Acts.

SOLEMNLY AFFIRMED at _____ on this _____ day of _____ 20____

Yours Faithfully,

(Name, signature and address of the owner)

BEFORE ME(Notary)

WITNESS

(Signature and name in block letters)

Address :

FORMAT OF INDEMNITY BOND FOR OCCUPANCY OF PART OF THE PROJECT / BUILDING/S
(on two hundred rupees stamp paper)

This Indemnity Bond is executed at _____ on this _____ day of _____ 20____ by Shri/Shrimati/Kumari/M/s _____ Son/Daughter of _____ resident of _____ hereinafter called the Executant/s

The expression of Executant/s shall mean and include their heirs, successors, legal representatives, administrators, nominees , assigns etc, and whoever deriving the title through or under them.

WHEREAS The Executants are the sole / absolute Owners/ Power of Attorney holders/Lesseees and in physical and lawful possession of the property bearing, Survey Numbers_____, Village_____, Taluka_____, District_____, (hereinafter referred to as "*the Said Property*")

And Whereas, CIDCO is appointed as the Special Planning Authority for the area in which the *Said Property* is falling.

And Whereas, the Executants have been granted Development permission on the Said Property by the Competent Authority.*(CIDCO/District Collector, Thane/Raigad)

And Whereas, the Executants have constructed buildings within the Said property as per the permissions granted, and applied for grant of Occupancy Certificate for the buildings/ some part of the building out of entire approved project, which have been completed, while the work of the remaining building/s is in progress.

And whereas, as per the procedure of CIDCO, it is necessary to submit an Indemnity Bond for seeking Occupancy Certificate for part of the project/buildings to ensure safety and security of the residents in case occupancy for part of the building/(s) is granted.

NOW THIS DEED WITNESSETH AS UNDER:

That, the Executants shall take necessary precautions to avoid any damage out of any cause to the occupant of the building for which occupancy for part of it is sought.

That, the Executants shall also take necessary precautions for the safety of the workers, provided under relevant Acts and Rules.

That the Executants shall take all necessary measures such as staking / storing of all building material required for completing the remaining project work, away from the building for which occupancy is sought, and shall also provide necessary barricades around the completed building/s to ensure safety and security of the residents.

That, the Executants hereby indemnify CIDCO and its officers, employees against any risk, damages, third party claims and in case of any mishap or accidents or dispute that may occur due to the construction activity being carried out in respect of the said property and also undertake to take necessary safety measures in respect of the occupants and users of the part / portion of the building, in respect of which the application for occupancy certificate is made.

SOLEMNLY AFFIRMED at _____ on this _____ day of _____ 20____

Yours Faithfully,

(Name, signature and address of the owner)

BEFORE ME(Notary)

WITNESS

(Signature and name in block letters)

Address :

* Strike out the field which are not applicable