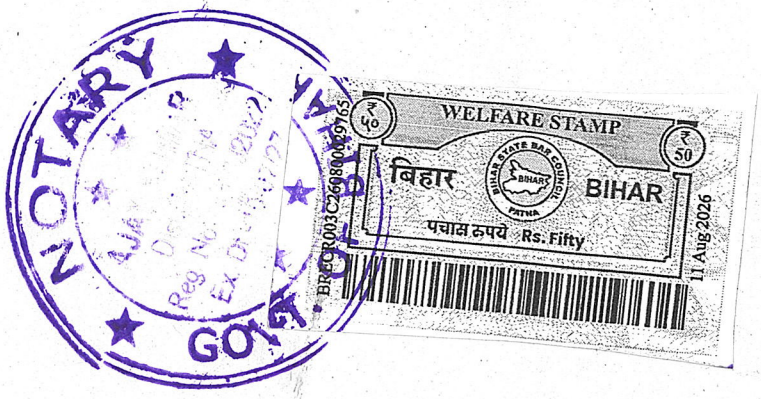
Date... 07/09/26



FORM 'B'

[See rule 3/4)

DECLARATION, SUPPROTEDBY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF **NABIN KUMAR** (ADHAAR NO –4660 4696 4801) DIRECTOR OF **NALANDA UMEED CITY PRIVATE LIMITED** FOR THE PROJECT **"CHANDRA NUTAN"** DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE: - 07/09/2026

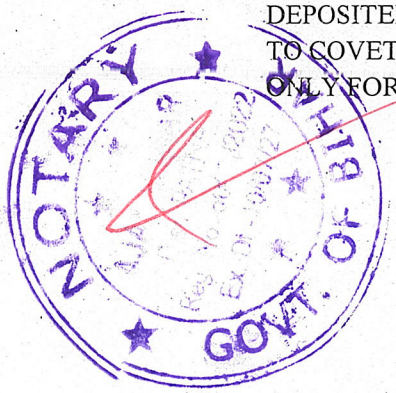
I **NABIN KUMAR** (PROMOTER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER "**NALANDA UMEED CITY PRIVATE LIMITED**" PROJECT SHALL BE COMPLETED IN **21/07/2031.**

1. THAT LANDOWNER IS THE ABSOLUTE AND LAWFUL OWNER OF **1. SMT NUTAN DEVI,** WIFE OF LATE CHANDESHWAR PRASAD, **2. SUJAL RAJ,** SON OF LATE CHANDESHWAR PRASAD, BOTH ARE RESIDENT OF DEVKANTI SADAN, KRITI NAGAR, BHOOTHNATH ROAD, NEAR BY CARE HOSPITAL, SAMPATCHAK, THANA- AGAMKUAN, PATNA-800026, BIHAR, **3. NALANDA UMEED CITY PRIVATE LIMITED,** HAVING PLOT AT **MAUZA– CHHITMA, ANCHAL – DEEDARGANJ, KHATA NO.- 05, 08, PLOT NO: - 19(P), 21(P), THANA NO.:30, TAUZI NO.- 55, THANA- DEEDARGANJ, DISTRICT: PATNA (BIHAR),**HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS PROPOSED 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 HERE WITH.

2 . THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.

3 THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS **21/07/2031.**

4 . THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.



NABIN KUMAR

NALANDA UMEED CITY PVT. LTD.

Director

Shri/ Smt.....

Who is identified by Sri.....

Advocate Solemnly Affirmed and declared before me

AJAY KUMAR
Advocate

07/09/26

5. THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
6. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
7. THAT THE PROMOTER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.
8. THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
9. THAT THE PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.
10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

NOTARY GOVT. OF BIHAR

DEPONENT

NALANDA
UMEED CITY PVT. LTD.

Director

VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THEIRE FORM.
VERIFIED BY MEAT.....ON THIS 07.....DAY OF.....04/24

NOTARY GOVT. OF BIHAR

I Identify the deponent's Executa
who has Put in his Signature & Thum
in my Presence

Advocat

07/04/24

DEPONENT

NALANDA
UMEED CITY PVT. LTD.

Director