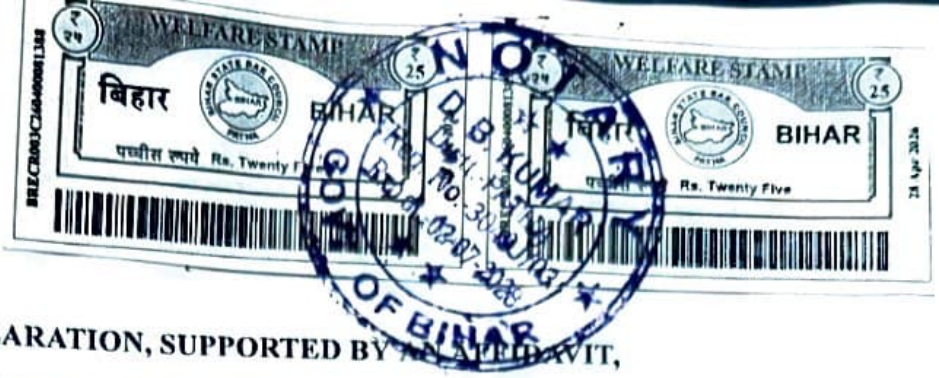




DECLARATION, SUPPORTED BY AN AFFIDAVIT,
WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

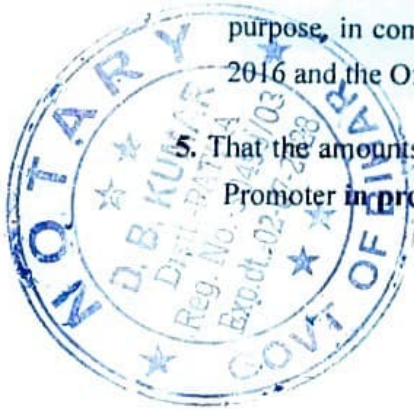
Affidavit cum Declaration of Smt. Asha Devi Khetan, wife of Sri Rajesh Kumar Khetan, daughter of Late Ramautar Chaudhary, resident of 4-B Durga Garden Apartment, T.N. Banerjee Road, Chajjubagh, P.S.- Gandhi Maidan, P.O.- G.P.O., Patna - 800001, Bihar, Partner — M/s Asha Construction (PAN: ACBFA6398Q), the Promoter of the project "ASHA HOMES", do hereby solemnly declare, undertake and state as under:

1. That Sri Rajesh Kumar Khetan (PAN: AHEPK4675J), Rajesh Kumar Khetan (HUF) (PAN: AAMHR6100A) and Smt. Asha Devi Khetan (PAN: AMQPK3776R) (hereinafter collectively referred to as the "Landowners") have a legal and valid title to the land bearing Plot No. 1110(P), Khata No. 782, Mauja Danapur, Thana No. 21, Halka Nagar Parishad Danapur, Anchal Danapur, District Patna, Bihar, on which the development of the proposed project "ASHA HOMES" is to be carried out, and a legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between the said Landowners and the Promoter (Deed No. 3197/2025 dated 04.03.2025, registered at the District Registry Office, Patna, Book No. 1, Volume No. 86, Pages 573 to 592)
2. That the said land is free from all encumbrances, as evidenced by the Non-Encumbrance Certificates issued by the competent Sub-Registrar Office in respect of all three Landowners' shares in the said land, copies whereof are enclosed herewith.
3. That the time period within which the project shall be completed by the Promoter is 60 (sixty) months from the date of grant of RERA Registration Certificate by the Real Estate Regulatory Authority, Bihar, and the proposed date of completion is on or before 1/5/2030.
4. That seventy percent (70%) of the amounts 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 cover the cost of construction and the land cost and shall be used only for that purpose, in compliance with Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 and the Office Order dated 20.12.2024 issued by RERA Bihar.
5. That the amounts from 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.

For Asha Construction
Asha Devi Khetan

Partner

8/5/2026



6. That the amounts from the separate account shall be withdrawn by the Promoter **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 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 the said 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 Real Estate (Regulation and Development) Act, 2016 and the Bihar Real Estate (Regulation and Development) Rules, 2017 and the Regulations made thereunder.
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.

For Asha Construction

Asha Devi Khetan
Partner

DEPONENT

(Smt. Asha Devi Khetan)

Partner — M/s Asha Construction

PAN: AMQPK3776R

VERIFICATION

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

Place: Patna

Date: 11/5/2026

For Asha Construction

Asha Devi Khetan
Partner

DEPONENT

(Smt. Asha Devi Khetan)

Partner — M/s Asha Construction



I Identify the Deponent signature/Lia
who has signed in my presence.

A handwritten signature in blue ink, likely belonging to the Notary Public, with the word 'Advocate' written below it.

e-Court Fee

Date & Time: 28-Apr-2026 11:49 AM

Name of the ACC/ Registered User : Bihar State Co-operative Bank, SCB

Location **Civil Court Patna**

Name of Applicant : CIVIL COURT PATNA

e-Court Fee Amount	: 100 (One Hundred Rupees Only)
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CIVILCOURT
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2. The onus of checking the legitimacy is on the users of the certificate.