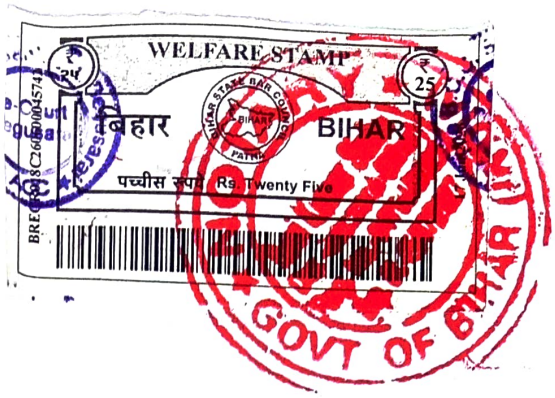




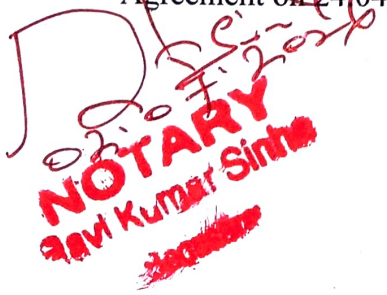
FORM-B

AFFIDAVIT – CUM - DECLARATION

Affidavit-cum- Declaration of Rajeev Kumar, Director "Swastik Quarrying Infra Private Limited" (Promoter) of the Project "**VIDYAPATI ENCLAVE** "

I, Rajeev Kumar, Director of company named "Swastik Quarrying Infra Private Limited" (Promoter) of the project "**VIDYAPATI ENCLAVE**" do hereby solemnly declare, undertake and state as under;

1. That the Land Owner (1) **Mrs. Anjani Kumari** wife of Sri Pankaj Kumar Singh resident of Barauni Deorhi Begusarai, Bihar, Pincode- 851113 and Present Address- Flat No-2C Radhakunj, A.N path North S.K Puri, Ps- North S.K Puri, Boring Road Patna, Bihar, Pincode 800013 and **Mrs. Ankita Singh** wife of Sri Sidharth Kayam resident of Gachhi Tola, Po+Ps- Begusarai, District- Begusarai, Pincode- 851101 Bihar and the Promoter have entered into a Development Agreement on 24.04.2024 vide Deed no- 2517, Serial No- 2565, Book No- 1, Jild No- 39, Page No- 511 to 521, Cd No- 6 and registered in District Registry Office Begusarai (2) **Mrs. Ranjana** wife of Sri Manish Kumar resident of Malpur Ward No- 03, Po- Chaita, Ps- Ujiyarpur, District- Samastipur, Bihar, Pincode- 848132 and the Promoter have entered into a Development Agreement on 28.05.2024 vide Deed no- 3258, Serial No- 3326, Book No- 1, Jild No- 51, Page No- 87 to 96, Cd No- 8 and registered in District Registry Office Begusarai (3) Mr. **Aarohi Kumar** son of Late Nand Kishore Singh resident of Rahatpur, Po- Rahatpur, Ps- Balia, District- Begusarai, Bihar, Pincode- 851211 and Present Address- Kachchi Pakki Antardah Manjhauli Dharmdas, District Muzaffarpur, Bihar, Pincode- 842001 and **Mr. Ramchandra Singh** son of Late Babu Bhagwat Singh, resident of Bihat Tola Ebrahimpur, Ward No- 25, Po- Bihat, Ps- Brauni, District- Begusarai, Bihar, Pincode- 851135. and the Promoter have entered into a Development Agreement on 24.04.2024 vide Deed no- 2516, Serial No- 2564, Book No- 1, Jild No-

39, Page No- 498 to 510, Cd No- 6 and registered in District Registry Office Begusarai (4) Mr. **Aarohi Kumar** son of Late Nand Kishore Singh resident of Rahatpur, Po-Rahatpur, Ps- Balia, District- Begusarai, Bihar, Pincode- 851211 and Present Address- Kachchi Pakki Antardah Manjhauli Dharmdas, District Muzaffarpur, Bihar, Pincode- 842001 which Promoter have entered into a Development Agreement on 04.09.2025 vide Deed no- 8476, Serial No - 8591, Book No- 1, volume no – 165, Page No- 115 to 126 and registered in District Registry Office Begusarai thereafter the Promoter has obtained legally valid authentication of title of such land alongwith an authenticated copy of the Development agreement for development of the real estate project is enclosed herewith and the construction Map is approved by "Nagar Nigam Begusarai" vide Plan case No. BMC/137/2024-25, Letter No. 137 Dated 11.03.2025 and revised Map dated 01.09.2025.

2. That the said land is free all encumbrances.

3. That the time period within which the project shall be completed by the Promoter is 58 Months 26 Days i.e. 12 March 2025 to 07 February 2030.

4. That seventy percent of the amount realized by the Promoter for the abovementioned real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as per RERA guidelines.

5. That the amounts from the separate account, to cover the cost of the construction and project development, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer/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 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.

02.07.2026
NOTARY
Ravi Kumar Singh
Begusarai

8. That 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 regulation made there under.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any Apartment or Building as the case may be.

Rajeev Kumar

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 Patna on this 2026

Rajeev Kumar

Deponent

Balmiki Mahto.
Adv.
02.07.2026
Enr. No : 3268/99.

02.07.2026

NOTARY
BEGUSARAI (BIHAR)
Authorised U/S-333 The B.N.S.S. 2023
3(1)(a) at The Notaries 1952 and
U/S-139(aa) Of C.P ..1608 rea
With U/S-84 The B.S Adhiniyam 2023
Affidavit No.1491 Date .....

02 JUL 2026