

Sri/Smt. Prashant Kumar
Who has been identified by.....
Advocate, Solemnly affirmed and declared before me.
SATYENDAR PRASAD
NOTARY, PATNA, BIHAR

No. 2004 Date 24/4/26

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Prashant Kumar Managing director of Pine Developers Private Limited (Promoter) of the proposed project "**PINE AVL HEIGHTS**"

I, Prashant Kumar promoter of the project do hereby solemnly declare, undertake and state as under: -

1. That **Ajay Kumar Singh** Son of Late Chakradhar Prasad Singh, **Vikas Kumar**, Son of Late Rampadrath Singh & **Laxmi Kumari**, daughter of Vijay Singh, W/o Vikas Kumar have a legal title to the land on which the development of the proposed project is to be carried out and 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 projects 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 the promoter is **16/02/2031.**

4. That seventy percent 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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



For, Pine Developers Pvt. Ltd.

Prashant Kumar

Managing Director

shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge.

For, Pine Developers Pvt. Ltd.

Managing Director

Deponent

GOVT. ★ NOTARY OF BIHAR ★
SATYENDAR PRASAD
AREA-PATNA
Reg. No.-2848J
Exp. Dt.-18-08-27

I identify the signature of the deponent /executant who has signed/put L.T.I. in my presence

24/4/26

ADVOCATE

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260400039441
Date & Time	:	15-Apr-2026 09:28 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)

GOVT. OF BIHAR ★ NOTARY ★
SATYENDAR PRASAD
AREA-PATNA
R.90 No. 2848
Exp Dt-16-09-27

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