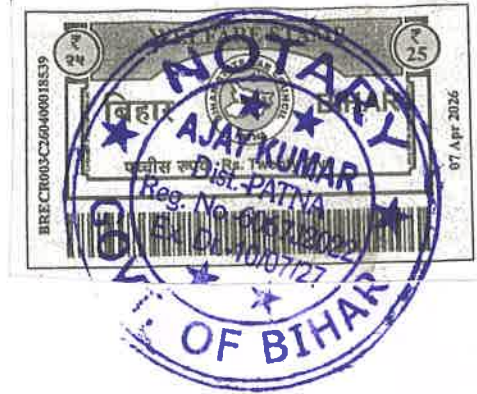




FORM 'B'

[See rule 3/4]

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

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF DEEPAK KUMAR SINGH (PAN NO.-ARZPS1649H) DIRECTOR OF "SAPTESHWARI HOMES PRIVATE LIMITED" FOR THE PROJECT "URMILA ENCLAVE" DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I DEEPAK KUMAR (PROMOTER/ PARTNER OF THE PROJECT DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER "SAPTESHWARI HOMES PRIVATE LIMITED" PROJECT SHALL BE COMPLETED IN 06-03-2031.

1. THAT LANDOWNER IS THE ABSOLUTE AND LAWFUL OWNER OF (1). SRI HARENDRA KUMAR, S/O LATE DHARAMNATH PRASAD IS RESIDENT OF FLAT NO.- 302, BIJOLI SHYAMA APARTMENT, GORAKH NATH LANE, BORING ROAD, PATNA- 01, (2) SMT GITA SHRIVASTAVA, W/O DR. ALAKHDEO PRASAD SHRIVASTAVA IS RESIDING AT C/O ASHUTOSH KUMAR, FLAT NO.- B3, GLOBAL ROYAL APARTMENT, KATHAL MORE, ROAD NO.01 RNACHI, JHARKHAND, 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 ALLENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS 06-03-2031.
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 COVERT THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.



SAPTESHWARI HOMES PVT. LTD.

Director

Smt. Deepak Kumar
Who is identified by Sri. Advocate
Advocate Solemnly Affirmed and declared
before me

AJAY KUMAR
Advocate

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 THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.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 THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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.

DEPONENT

SAPTESHWARI HOMES PVT. LTD.

VERIFICATION

Director

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

I Identify the deponent's Executive
who has Put in his Signature & Thumb
in my Presence



DEPONENT

SAPTESHWARI HOMES PVT. LTD.

Director