

Affidavit-cum-Declarat
FORM 'B'
See rule 3(4)



Affidavit cum Declaration of Mr. Jay Prakash and Om Prakash, 2nd Floor 206 Hem Plaza, Fraser Road, Dist- Patna, Bihar 800001, Director of M/s Kumar Heights Venture Private Limited and promoter of the proposed project "Abeer Heights";

I, Jay Prakash and Om Prakash, director of M/s Kumar Heights Venture Private Limited and promoter of the proposed project "ABEER HEIGHTS" do hereby solemnly declare, undertake and state as under:

1. That Rajiv Ranjan, Anni Kumari, Krishnu Rai Urf Ritu have/has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner (Rajiv Ranjan, Anni Kumari, Krishnu Rai Urf Ritu) and promoter for development of the real estate project 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 [me / the promoter] is 16th September 2030.
4. That seventy per cent. of the amounts realised by [me / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I / 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 utilised 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] have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any plot or building, as the case may be.

Deponent

Verification

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

Date: ____ / ____ / ____ (dd/mm/yy)

Place: _____

Deponent

KUMAR HEIGHTS VENTURE PRIVATE LIMITED

Babu Sir
DIRECTOR

KUMAR HEIGHTS VENTURE PRIVATE LIMITED

Om Prakash
DIRECTOR

I Identify The Deponent's Signature
Who has / Have Affirm in my Presence
28/03/26
Advocate

Government of Bihar

e-Court Fee

e-Court Fee Receipt No:

BRECR003C260300043924

Date & Time:

18-Mar-2026 12:58 PM

Name of the A/C/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)

100



IN 260043924

Statutory Alert

The authenticity of this Stamp certificate should be verified at <https://enbandhanbihar.gov.in> or using enbandhan Mobile APP. In case of any discrepancy, please inform the Competent Authority.