



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajiv Agarwal Director of M/s Kaustubh Developers & Builders Pvt. Ltd., promotor of the proposed project**(SINHA'S APARTMENT)** / duly authorized by the promoter of the proposed project, vide their authorization dated 01.02.2023

I, Rajiv Agarwal promoter of the proposed project **(SINHA'S APARTMENT)** / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed

   AND

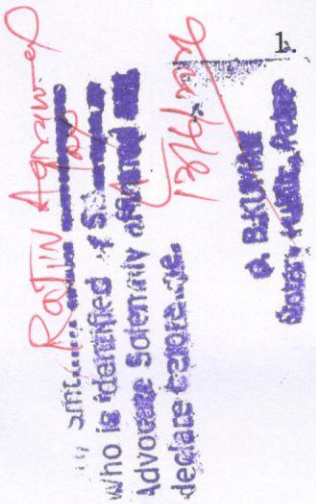
   A legally valid authentication of title of such land with an authenticated copy of the Development agreement Vide Deed No. 1345 Dt 02.02.2023, Patna sadar Registry Office, between Sri Anil Kumar Sinha PAN – CAEPS7378K, Sri Sunil Kumar Sinha PAN – AKFPS9596J, Sri Sudhir Kumar Sinha PAN- ATHPS5039F, Sri Sanjay Kumar Sinha PAN – ACEPS5932M represented through Sri Anil Kumar Sinha PAN – CAEPS7378K, Sri Sunil Kumar Sinha PAN – AKFPS9596J, Sri Sudhir Kumar Sinha PAN- ATHPS5039F, Sri Sanjay Kumar Sinha PAN – ACEPS5932M for development of the real estate project is enclosed herewith.

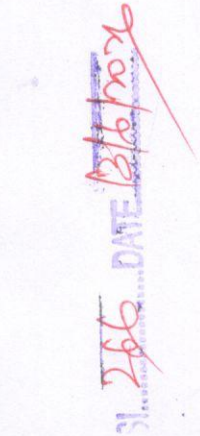
2. That the said land is free from all encumbrances.

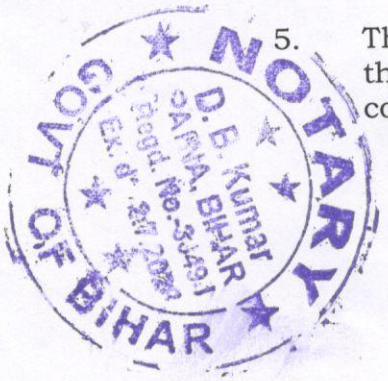
3. That the time period within which the project shall be completed by the promoter is 48 months. Project will commence from 09-05-2023 and will be completed on 08-05-2027.

4. That seventy percent of the amounts realized by 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 purposed.

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 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 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.

8. That promoter shall take all the pending approvals on time, from competent authorities.

9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

For Kaustubh Developers & Builders Pvt. Ltd.

Rajiv Agrawal

Director

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 13TH day of June 2026.

NOTARY D. B. Kumar PATNA, BIHAR Regd. No.-3349/1 Ex. d° 2/7/2026 GOVT OF BIHAR

Identify the Deponent signature/L.T. who has signed in my presence.

13/6/2026

Advocate

Deponent

For Kaustubh Developers & Builders Pvt. Ltd.

Director

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260600003173
Date & Time	:	01-Jun-2026 11:15 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)

NOTARY
D.B. KUMAR
Distt. PATNA
Reg. No. 3049/108
Expd. 02-03-2028
GOVT OF BIHAR

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