WELFARE STAMP
बिहार BIHAR
Rs. Twenty Five
16 Apr 2026

NOTARY D.B. KUMAR Distt.-PATNA Reg. No.-3049/03 Exp.dt.-02-07-2028 GOVT. OF BIHAR

Shri/Smt. Paras Kumar & others.
who is identified by Sri..... (Copy)
Advocate solemnly affirmed and declare before me.

D. B. KUMAR 27/4/26
Notary Public Patna

27/4/26 776

FORM 'B'

[See rule 3(4)]

Affidavit-cum-Declaration

Affidavit cum Declaration of [Mr. PARAS KUMAR, Mr. DASHRATH PRASAD & Mr. SAKET KUMAR] (Director, Sunrise Sai Developers Pvt. Ltd.) [promoter of the project **SUNRISE ELITE** duly authorised by the promoter of the project, vide its/ his/ their authorisation dated-18/06/2025.

We, Mr. PARAS KUMAR, Mr. DASHRATH PRASAD & Mr. SAKET KUMAR (Director, Sunrise Sai Developers Pvt. Ltd.) [promoter of the project **SUNRISE ELITE** duly authorised by the promoter of the project **SUNRISE ELITE** do hereby solemnly declare, undertake and state as under:

1. That [We, Mr. PARAS KUMAR, Mr. DASHRATH PRASAD & Mr. SAKET KUMAR [have /has] a legal title to the land on which the development of the project is proposed or

   SUNRISE ELITE [have /has] a legal title to the land on which the development of the proposed Project is to be carried out

   And

   A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner **Smt. Mira Kumari alias Mira R Singh & Sri Ram Babu Singh** and **Sunrise Sai Developers Pvt. Ltd.** promoter for development of the real estate projects is enclosed herewith.

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

   That details of encumbrances FROM DANAPUR, PATNA including details of any rights, titles interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project **SUNRISE ELITE** shall be completed by [We/ the promoter] is **Five years (31/03/2031).**

4. That seventy per cent. of the amounts realised by [We/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.

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Sunrise Sai Developers Pvt. Ltd. Director

Sunrise Sai Developers Pvt. Ltd. Director

Sunrise Sai Developers Pvt. Ltd. Director

5. That the amounts from the separate account to cover the cost of the project **SUNRISE ELITE** shall be withdrawn by [We/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts form the separate account shall be withdrawn by [We/ 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 **SUNRISE ELITE.**
7. That [We/ 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 singed by such chartered accountant and it shall by 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 **SUNRISE ELITE.**
8. That [We / the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [We/ the promoter] [have /has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

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

Sunrise Sai Developers Pvt. Ltd
Director

Sunrise Sai Developers Pvt. Ltd
Director

Sunrise Sai Developers Pvt. Ltd
Director

Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of.

Sunrise Sai Developers Pvt. Ltd
Director

Sunrise Sai Developers Pvt. Ltd
Director

Sunrise Sai Developers Pvt. Ltd
Director

Deponent

NOTARY
D. B. KUMAR
Distt-PATNA
Reg. No.-3049/03
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I identify the Deponent signature/L.T.I. who has signed in my presence.
27/4/26
Advocate

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Government of Bihar

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260400043906
Date & Time	:	16-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)

NOTARY
D. B. KUMAR
Distt.-PATNA
Reg. No. 3049/03
End. dt. 02-04-2026
GOVT. OF BIHAR

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