WELFARE STAMP
₹ 25
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five
10 Mar 2026
BRECR003C260300013559

NOTARY
AJAY KUMAR
Dist.-PATNA
Reg. No.-6067J2022
Ex. Dt.-10/07/27
GOVT. OF BIHAR

Sl. 1784 Date 10/03/24

FORM 'B'

[See rule 3/4)

DECLARATION, SUPPROTEDBY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SRI RAVI KANT KUMAR **(ADHAAR NO – 667942130458)** DIRECTOR OF **"REGAL REALTECH PRIVATE LIMITED"** FOR THE PROJECT **"REGAL ENCLAVE"**DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I SRI RAVI KANT KUMAR (PROMOTER/ PARTNER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER **"REGAL REALTECH PRIVATE LIMITED"** PROJECT SHALL BE COMPLETED IN 04-02-2031.

THAT PROMOTER AND LAND OWNNERS NAMELY (1). REGAL REALTECH PVT LTD HAVING ITS REGISTERED OFFICE AT G-1, RAUNAK GALAXY APARTMENT, BALAJI NAGAR, SAGUNA MORE DANAPUR, PATNA, (2). UMESH KUMAR SINHA, S/O LATE RAMKRIPAL RAZZAK IS RESIDENT AT VILLAGE- CHAKALMA, THANA- MASAURHI, PATNA-804452, BIHAR 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 04-02-2031.

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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.

Shri/ Smt. Ravi Kumar
Who is identified by Sri.....
Advocate Solemnly Affirmed and declared before me
AJAY KUMAR
Advocate
10/03/24

NOTARY
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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 THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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

Regal Realtech Pvt. Ltd.
Ravi Kant Kumar.
Director

VERIFICATION

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.....

DEPONENT

Regal Realtech Pvt. Ltd.
Ravi Kant Kumar.
Director

NOTARY AJAY KUMAR Dist.-PATNA Reg. No.-6067/2022 Ex. Dt.-10/07/27 GOVT. OF BIHAR

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

Advocate

16/03/22