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

Mr. Sooraj Bharti Partner of Bharti Mertiya Deepak Construction

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **27-02-2025** (dd/mm/yy);

I Sooraj Bharti Project Name " **BMG SAPPHIRE**" Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I Sooraj Bharti (Promoter) have a legal title to the land on which the development of the project is proposed

Or Land Owners **Ranjan Kumar Mertiya S/o- Kailash Chand , 4th floor Vasudeo city , Opposite - Rajhuns Guest House , Beni Babu ka Bagicha , Rajendra Path , Patna -800001** Survey **Mauza – Jalalpur, Muhalla- Mansarower Colony , Survey Thana- Danapur, Thana – Rupaspur, District –Patna Rajasw Thana No -22, Thana Code- 134, Zone-3, Tauzi No-5527, Plot No- 163 or 167, Khesra No – 118, or 118/670(part) Sub- Registry office- Danapur , District- Patna bearing** of Nagar Parishad Danapur Nizamat 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 landowner and promoter for development of the real estate project is enclosed herewith.

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

That, details of encumbrances Certificate **No.7314 & Letter No-2657 Date 26-05-2022** including details of any rights, title, interest, dues, litigation and name of any party in or over such land including details of any rights, title, interest or name of any party in or over such land.

3. That the time period within which the project shall be completed by me/Promoter is

30-08-2035 (dd/mm/yy) Estimated Date

4. That, seventy per cent of the amounts realized by me/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, I / 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, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made there under.

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

Verification

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

Date: 06-03-2026 (dd/mm/yy)

BHARTI MERTIYA DEEPAK CONSTRUCTION

PARTNER

Deponent

NOTARY
Dharmvir Prasad
Distt.- PATNA
Regd. No.- 18589/18
Expiry-2028
GOVT. OF INDIA

I Identify The Deponent's Signature & P.I.
Who has /Have Affirm in my Presence
04/03/26
Advocate

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260300004113
Date & Time	:	06-Mar-2026 11:29 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
Dharmvir Prasad
Distt.- PATNA
Regd. No.- 12569/18
Expiry-2028
GOVT. OF INDIA

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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