Shri/Sm.....
Deponents Signature/L.T.I.
Identify by.
Advocate, Solmenly affirmed and declared before me.

B.K. SINHA
NOTARY PATNA

WELFARE STAMP
बिहार BIHAR
एकीस रुपये Rs. Twenty Five
29 Apr 2026

NOTARY GOVT OF BIHAR

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mrs. Manisha Sinha Managing Director (Sarvottam Multicon Pvt. Ltd.) Promoter of the project/duly authorized by the promoter of the project, vide its/ his/their authorization dated 07/04/2026.

I, Manisha Sinha Managing Director (Sarvottam Multicon Pvt. Ltd.) do hereby solemnly declare, undertake and state as under.

1. That I/promoter has a legal title to the land on which the a legal to be 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 and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrance, or that details of encumbrance. including details of any rights, title, interest dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed be promoter is 42 Months.
4. That seventy percent, of the amounts realized be 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 That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn by firm/the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified.
8. That the promoter shall take all the pending approval on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulation made thereunder.
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.

Manisha Sinha
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 11 AM On this 04th day of May 2026

Identified by the signature /thumb impression of the deponent/executed who signed/ thumb impression in my presence

Manisha Sinha
Deponent

Advocate

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260400083243
Date & Time	:	29-Apr-2026 09:17 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
B. K. SINHA
Area PATNA
Regd. No.-45/04
Ex Dt-12 Dec 29
GOVT. OF BIHAR

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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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