Sweta Shekar

Identified by.....
Advocate, Solemnly Affirmed
and declared before me

Date: 4/04/2026

FORM 'B'

[See rule 3/4]

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

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF **SMT. SWETA SHEKHAR (ADHAAR NO –8629 2126 0854)** DIRECTOR OF **"OCEANICA LIFESTYLE PRIVATE LIMITED"** FOR THE PROJECT **"OCEANICA SKYLINE"** DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I, SMT SWETA SHEKHAR (PROMOTER/ PARTNER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER **"OCEANICA LIFESTYLE PRIVATE LIMITED"** PROJECT SHALL BE COMPLETED BY 31-12-2034.

1. THAT LANDOWNER IS THE ABSOLUTE AND LAWFUL OWNER OF **(01). MR. RITESH KUMAR, (02). MR RANJEET KUMAR, (03). MR. NAVIN SHARMA (Alias NAUBIND SHARMA), (04). MR. ARUN SHARMA, (05). MR. SUBINDRA KUMAR, (06). MR. SHALIENDRA KUMAR SHARMA, (07). MR. SAKENDRA SHARMA, (08). MRS. SHUSHILA DEVI, MR. DEV KUMAR, & MR. RAJESH KUMAR, (09). MR. VIMLENDRA, (10). MR. VIMLENDRA, (11). MR. ARGHYA BAGCHI, (12). MR. AVINESH KUMAR, (13). MR. MADHUSUDAN GIRI, (14). MRS. SUJATA KUMARI, (15). MR. ABHINEET, (16). MRS. PRIYANKA PRAKASH, (17). MR. RAKESH KUMAR, (18). MR. KAMLESH KUMAR, (19). MRS. SWETA SHEKHAR, (20). MRS. RANJU KUMAR SHARMA, (21). MRS. RASHMI PRIYA, (22). MR. BHUPENDRA KUMAR SINGH, (23). MR. SAURABH ANAND, (24). MRS. MANISHA KUMARI, (25). MRS. GIRIJA DEVI, (26). MRS. NIRMALA SINHA, (27) MR. KAUSHAL KUMAR SINGH & MR. KAMLESH KUMAR, (28). MR. RAJESH KUMAR, (29). MR. AJAY CHETAN JHA, (30) MR. ABHISHEK SHARMA & MRS. NAMITA SAHAY, (31). MRS. SUNITA DUBEY, (32). MR. BHASKAR JHA, (33). MRS. VIDYA BHARTI, (34). MR. SANJEEV KUMAR, (35). MR. NIRMAL KUMAR,** 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 ALL ENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS 31-12-2034.
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.

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.

Sweta Shekhar

DEPONENT

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 ME AT.....ON THIS.....DAY OF.....

NOTARY GOVT OF BIHAR
MURUL KUMAR SHARMA
Area PATNA
Regd. No. ANOT-6920(J)
2012 (S) 24
Exp Date 2027

Sweta Shekhar

DEPONENT

I identify the deponent/executant who has/have signed/put L.T.I in my presence
ADVOCATE
4/04/2026

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No.	BRECR003C260200003777
Date & Time	03-Feb-2026 10:51 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 GOVT OF BIHAR

IN 2600203468

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.