



FORM 'B'
Affidavit-Cum-Declaration

Affidavit cum declaration of Mr. Ashwani Kumar, Director of "Romadiya Construction Private. Limited" (Promoter) of the project 'Sumitra Raushan Enclave'

I Ashwani Kumar, Director of company named "Romadiya Construction Private. Limited" promoter of the Project - Sumitra Raushan Enclave do hereby solemnly declare, undertake and state as under:

1. That [I/promoter] [have / has] a legal title to the land on which the development of the project is proposed.

Or

That the Land Owner Madan Mohan Sinha @ Madan Mohan Singh, S/o - Ram Sakal Singh @ Ram Sakal Sinha residence of the Vill - Bakarpur Bhelwara, P.S - Gaurichak, Dist - Patna Bihar - 804453 and the Promoter have entered into a Development Agreement of 14-09-2023 Vide Deed No- 14180, Seria No - 15317, Plt No- 322, Book No.- 1, Page from 491 to 511, C.D No. - 50/2023 registered in District Registry office Patna thereafter the promoter has obtained legally valid authentication of title of such land along with an authenticated copy of the Development Agreement for development of the real estate project is enclosed herewith and the construction Map is approved by "Sampatchak Nagar Parishad Patna" vide Plan Case No - NPS-12/06/2024-25 Dated - 02-07-2024 Apartment/G+4/letter no 1128 dated 11/09/24.

Deponent's Signature/L.I.

Identified by. Advocate, Solemnly Affirmed and declare before me

DHARMVIR PRASAD



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/ the promoter] is 15th January 2025 to 08th September 2029
4. That seventy percent of the amounts realized by [me/ 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
7. That [I/ 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 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/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/ the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.



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

Date/...../..... (dd/mm/yy)

Place Pune

Ashwani Kumar

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Ashwani Kumar

Deponent



Witness to deponent's signature
L.T.I who has been affirmed to
be present

INDIA JUDICIAL
Government of Bihar

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Date & Time: 02-Dec-2024 02:37 PM

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)

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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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