



श्री/ Smt. *Jyoti Kumar Sinha*
Who is identified by Sri. *[Signature]*
Advocate Solemnly affirmed and
declares before me. *[Signature]*
Dhanvir Prasad
Notary Public (Patna)

FORM 'B'

[See rule 3/4]

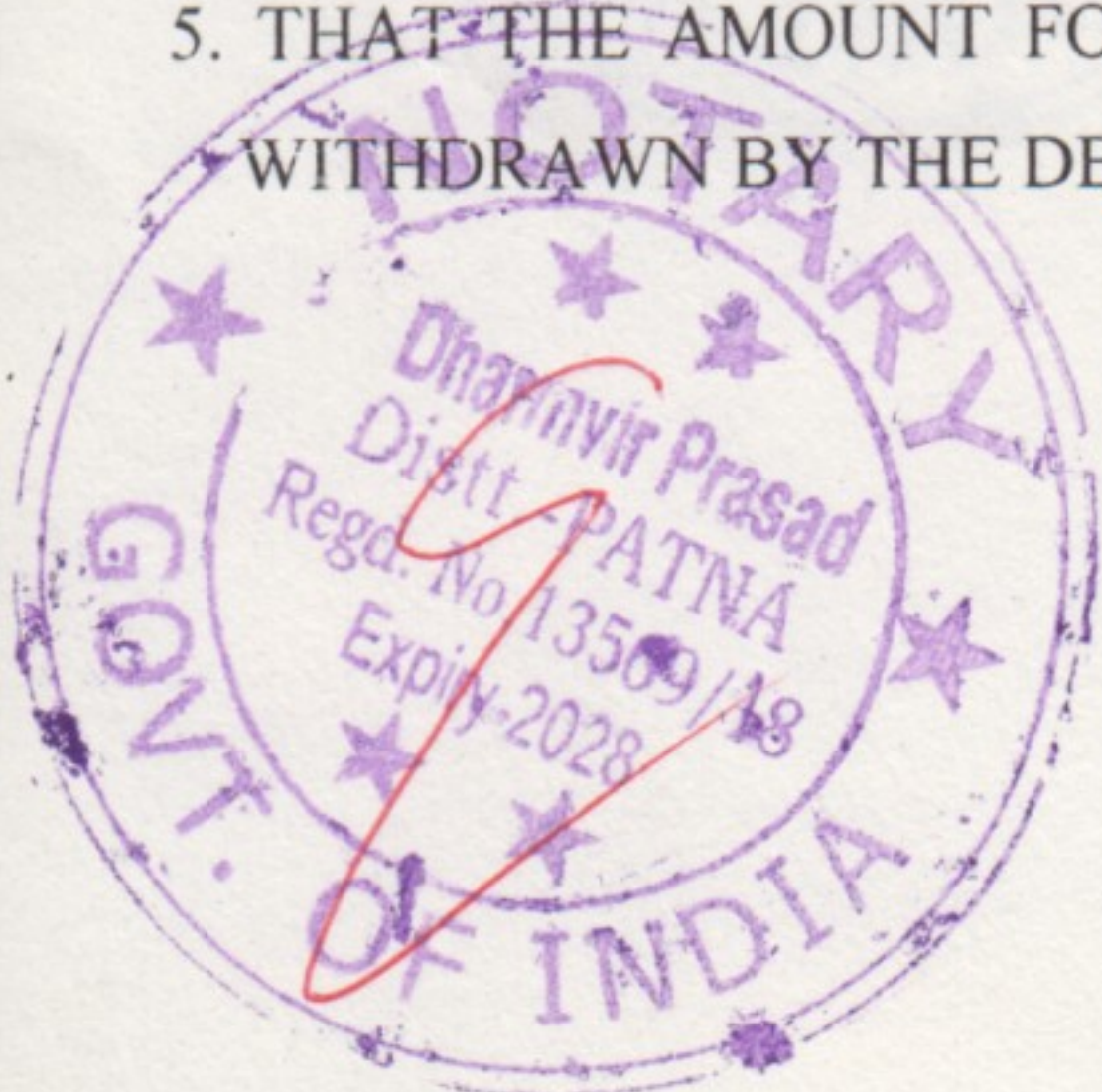
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER
OR ANY PERSON AUTHORISED BY THE DEVELOPER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF **JYOTI KUMAR SINHA** S/o. **PRABHAT KUMAR SINHA**, IS RESIDENT OF MOHALLA- NEW AREA BISAR TAALAB, GAYA (ADHAAR NO- 4633 5331 3530) DIRECTOR OF MADEHOMES DEVELOPERS PVT. LTD. FOR THE PROJECT “MADEHOMES ROY’S HEIGHTS” DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-.....

I **JYOTI KUMAR SINHA** S/o. **PRABHAT KUMAR SINHA**, IS RESIDENT OF MOHALLA- NEW AREA BISAR TAALAB, GAYA, BIHAR (DEVELOPER OF THE PROJECT DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER “MADEHOMES ROY’S HEIGHTS” PROJECT SHALL BE COMPLETED IN **04/07/30**.

1. THAT LAND OWNERS NAMELY **1.BIPLAB KUMAR ROY**, S/O- LATE RATINDRA MOHAN ROY, RESIDENT OF MOHALLA- NEAR RAILWAY GUMTI SHOP, THANA- KOTWALI, DISTRICT- GAYA, BIHAR, 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 OWNER AND DEVELOPER 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 DEVELOPER IS **04/07/30**
- 4 THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE DEVELOPER 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 COVERT THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE DEVELOPER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.



6. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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 DEVELOPER 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 DEVELOPER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
- 9 THAT THE DEVELOPER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.
10. THAT THE DEVELOPER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

Madehomes Developers Private Limited

Pyoti Kumar Sinha

Director

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.....



Madehomes Developers Private Limited

Pyoti Kumar Sinha

Director

DEPONENT

Pyoti Kumar Sinha
Signature of deponent
Date: 10/12/25

INDIA JUDICIAL
Government of Bihar

[illegible]

e-Court Fee Receipt No.: BRECR003C250700007225

Date & Time: 03-Jul-2025 11:05 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)

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INDIA JUDICIAL

GOVERNMENT OF BIHAR
JUDICIAL OFFICE
PATNA

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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.

5. In case of any discrepancy, please inform the Competent Authority.