



SUNRISE EXOTICA DEVELOPERS PVT. LTD.

"Building a better future together"

1954

Ref. :

Date : 29/11/21

To,

The Real Estate Regulatory Authority, Bihar
4/6th Floor
Bihar State Building Construction Corporation Campus,
Hospital Road, Shastri Nagar, Patna-800023

Subject: Submission of Indemnity Bond and Form –B (Declaration of Affidavit) as per requirement for Registration of Project-SUNRISE EXOTICA RESIDENCY.

Sir,

This is to inform you that we have already submitted you Indemnity bond and Affidavit. As per the instructions we made another Indemnity Bond of Rs.50,00,000/- (Fifty Lakhs Rupees Only)and form – B i.e, Declaration which supports affidavit .We further sure that the amount deposited in the bank account will not be use in future for any other purpose and also assuring you that we will maintain the amount from the best of our side. We will send you the status of bank account to you with the quarterly report.We are attaching the original copy of above mentioned papers for your perusal.

We further request you to ignore previous letter and accept this letter.

Thank you for your cooperation . Looking for a positive response.

SUNRISE EXOTICA DEVELOPERS PVT LTD.

Alshikha Kumar
Director

Enclosure:

- Indemnity Bond
- Form – B (Declaration of Affidavit)

1953



AFFIDAVIT OF UNDERTAKING CUM-INDEMNITY BOND

Sri/Smt. ... who is identified by Sri. ... Advocate Solemanly affirmed and declared before me

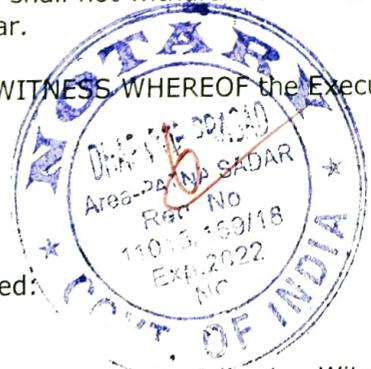
THIS AFFIDAVIT of Undertaking cum INDEMNITY BOND is made on this 1st day of November 2021 by Executant Mr. Abhishek Kumar Director M/s Sunrise Exotica Developers Pvt. Ltd. having Office at House of Smt. Sunaina Kumari, Maurya Path, Khajpura, Patna- 800014 hereinafter called the Executant, in favour of 'Allottees' of Project - "Sunrise Exotica Residency", bearing Project Registration Application Number RERAP01072020172047-1 situated at Kushumpuram Colony near Ramdulari Apartment, Gola Road, Khesra/ Plot No. 1695, 1696, 1697, 1698, Khata No. 222, 268, Thana No.- 21, Mauza- Danapur Sahjadpur, Patna, Bihar.

NOW THIS BOND WITNESSES that the Executant undertakes to indemnify/compensate the allottees of the aforementioned Project in case of any loss caused to them due to defective title of the land, on which the project is being developed, in the manner provided under Section 18 (2) of the Real Estate Regulation and Development Act. 2016.

NOW THIS BOND WITNESSES that the Executant undertakes to indemnify/ compensate the allottees of the aforementioned project, in the manner provided under sub-section 2 of Section 18 of the Real Estate Regulation and Development Act, 2016, if the Title Suit No. 68 of 1999, pending before The Court of Learned Sub-Judge, Begusarai decided in the favour of Surendra Kumar @ Munna Babu and against me.

NOW in addition to the above this BOND WITNESSES that the Executant undertakes that he has deposited Rs. 50,00,000/- (Rupees Fifty Lakhs) in the earmarked bank account of the project. In case the title over the land is found to be defective in Title Suit No.- 68/1999, and shall not withdraw the above amount without permission of the Real Estate Regulatory, Bihar.

IN WITNESS WHEREOF the Executant has put his signature of the Bond.



SUNRISE EXOTICA DEVELOPERS PVT LTD.
Abhishek Kumar
Director

Executant / Deponent

Dated: 01/11/2021

In presence of the following Witnesses:

1. *Ajay Kumar*
2. *Dipen Kumar*

I identify the deponents Signature L.T.I. who has/have affirmed in My Presence.

[Signature]
Advocate

952

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GOVERNMENT OF BIHAR e-Court Fee



DATE & TIME :

26-NOV-2021 10:34:15

NAMES OF THE ACC/ REGISTERED USER :

SREI INFRASTRUCTURE FINANCE LIMITED

LOCATION :

CIVIL COURT PATNA

e-COURT RECEIPT NO :

BRCT1919D2119M299

e-COURT FEE AMOUNT :

₹ 95

(Rupees Ninety Five Only)



BRCT1919D2119M299



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Abhishek Kumar
is identified by Sr.
Solely affirmed
declared before me
DEPARTMENT
Govt. of India

FORM 'B'
[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. ABHISHEK KUMAR, Director of Sunrise Exotica Developers pvt Ltd Construction a Promoter of the project Sunrise Exotica Residency, vide its authorization dated.

I, ABHISHEK KUMAR, Sunrise Exotica Developers pvt Ltd (Promoter) of the project Sunrise Exotica Residency do hereby solemnly declare, undertake and state as under:

S.No. 290 Date 29/11/2021

1. That promoter has a legal title to the land on which the development of the project is 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 herewith.
2. That the said land is free from all Encumbrances. Or that details of encumbrances 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 by the promoter is 30/11/2024.
4. That seventy percent. of the amounts 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 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 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 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 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.

That the promoter shall take all the pending approvals on time, from the competent authorities.



1950

- 9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
- 10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

SUNRISE EXOTICA DEVELOPERS PVT. LTD.

Abhilekh
Director

Deponent

Verification

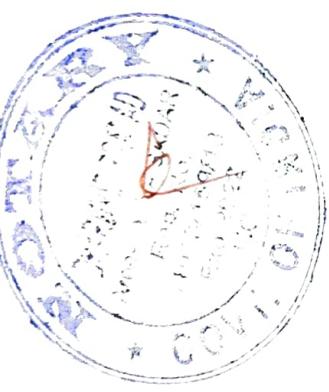
The contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____

SUNRISE EXOTICA DEVELOPERS PVT. LTD.

Abhilekh
Director

Deponent



Identify the deponents Signature
L.T.I. who has/have affirmed in
My Presence

Advocate
Advocate

1043

Civil



YL 0002452620

GOVERNMENT OF BIHAR e-Court Fee



DATE & TIME :

27-NOV-2021 10:34:15

NAMES OF THE ACC/ REGISTERED USER :

SREI INFRASTRUCTURE FINANCE LIMITED

LOCATION :

CIVIL COURT PATNA

e-COURT RECEIPT NO :

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e-COURT FEE AMOUNT :

₹ 95

(Rupees Ninety Five Only)

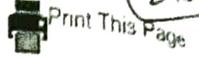


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Download Account Statement



Account No.: 50200004497502, RAJA BAZAR

25 Oct 2021 to 29 Nov 2021 [[Select Another Account / Period](#)]

Page 1 of 1

Closing Balance: INR 5,211,065.80

Date	Narration	Cheque/Ref. No.	Value Date	Withdrawal	Deposit	Closing Balance
26 Nov 2021	RTGS Cr-UTIB0000142- ABHISHEK KUMAR- SUNRISE EXOTICA DEVELOPERS PVT LTD- UTIBR52021112600361964	UTIBR52021112600361964	26 Nov 2021		1,250,000.00	5,211,065.80
26 Nov 2021	RTGS Cr-SBIN0015997- RASHMI PRIYADARSHNI- SUNRISE EXOTICA DEVELOPERS PVT LTD- SBINR52021112653784655	SBINR52021112653784655	26 Nov 2021		1,250,000.00	3,961,065.80
01 Nov 2021	RTGS Cr-SBIN0001215- RASHMI PRIYADARSHNI- SUNRISE EXOTICA DEVELOPERS PVT LTD- SBINR52021110149794828	SBINR52021110149794828	01 Nov 2021		1,250,000.00	2,711,065.80
29 Oct 2021	NEFT Cr-UTIB0000142- ABHISHEK KUMAR- SUNRISE EXOTICA DEVELOPERS PVT LTD- AXSK213020027898	AXSK213020027898	29 Oct 2021		1,250,000.00	1,461,065.80

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SUNRISE EXOTICA DEVELOPERS PVT. LTD. 1934

"Building a better future together"

Ref. :

Date : 01/09/2021

To,

The Real Estate Regulatory Authority, Bihar
4TH/6TH Floor
Bihar State Building Construction Corporation Campus
Hospital Road, Shastri Nagar, Patna-800023.

Sub: Submission of document as per requirement for Registration of our Project: SUNRISE EXOTICA RESIDENCY.

Dear Sir,

As per the instructions from the authority dated 31.08.2021, Ref. No.- RERAP01072020172047-1, We are submitting an affidavit.

Please accept this affidavit and issue our registration certificate.

Thanking You

For,
Abhishek Kumar
Director
Sunrise Exotica Developers Pvt. Ltd.

Maurya Path, Khajpura, Patna-14

• Mob.: 09570600813, 09334236439

• E-mail : sunriseexotica@gmail.com

• Website : www.exoticadevelopers.in

