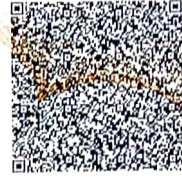
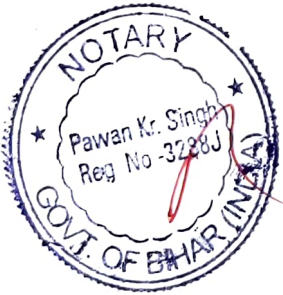




INDIA NON JUDICIAL Government of Bihar e-Stamp



Certificate No. : IN-BR49296104580871V
Certificate Issued Date : 11-Jan-2023 03:02 PM
Account Reference : NONACC (CB)/ brtbcbk09/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference : SUBIN-BRBRTBCBK0981294241199245V
Purchased by : CHERRY ENGICON PVT LTD
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : CHERRY ENGICON PVT LTD
Stamp Duty Paid By : CHERRY ENGICON PVT LTD
Stamp Duty Paid (Rs.) : 100(One Hundred only)
Reg. fee (Rs.) : 0 (Zero)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 0 (Zero)
Total Amount (Rs.) : 100 (One Hundred only)



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JJD 0007220797

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
 2. Any tampering or alteration in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 3. The responsibility of checking the legitimacy is on the users of the certificate.

VOID VOID VOID

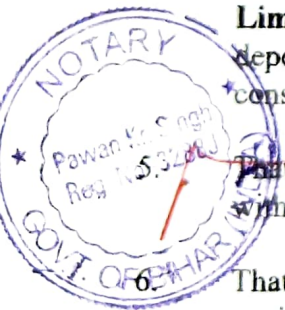
FORM 'B'
[See rule 3(4)]

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


Affidavit cum Declaration of Anand Jee Promoter of the proposed project.

I, **Anand Jee**, S/o Sri Premshankar Singh, Director and promoter of **M/s Cherry Engicon Private Limited** having its registered office at H.N.BC-034-0118, Chandi Prasad Lane, Jogsar Bhagalpur, 812002 proposed do hereby solemnly declare, undertake and state as under:

1. That Sri **Prashant Kumar Sinha and Sri Sanjay Sinha**, S/o Late Sachchidanand Prasad have a legal title to the land on which the development of the project is proposed and 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 promoter for development of the real estate project is enclosed herewith.
2. That the said land situated at Ward No. 20, Chandi Prasad Lane, Jogsar, District- Bhagalpur is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 3 years
4. That seventy per cent of the amounts realized by promoter **M/s Cherry Engicon Private Limited** 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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/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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any ground.


Deponent

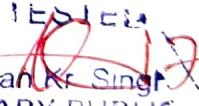
Verification

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

Verify by me at Bhagalpur on this 14th day of January 2023.

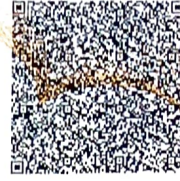



Deponent

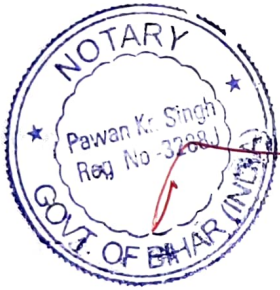
ATTESTED

Pawan Kr. Singh
NOTARY PUBLIC
Bhagalpur, Bihar (India)
Reg No -3288J



INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR49296022658165V
 Certificate Issued Date : 11-Jan-2023 03:02 PM
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 Purchased by : CHERRY ENGICON PVT LTD
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : CHERRY ENGICON PVT LTD
 Stamp Duty Paid By : CHERRY ENGICON PVT LTD
 Stamp Duty Paid (Rs.) : 100(One Hundred only)
 Reg. fee (Rs.) : 0 (Zero)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 0 (Zero)
 Total Amount (Rs.) : 100 (One Hundred only)



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Statutory Alert:

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2. The user on checking the legitimacy on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



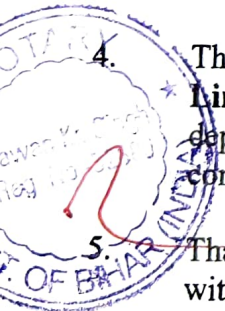
FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration of Ansuya Kumari promoter of the proposed project.

I, **Ansuya Kumari**, D/o Sri Niwas Singh, Director and promoter of **M/s Cherry Engicon Private Limited** having its registered office at H.N.BC-034-0118, Chandi Prasad Lane, Jogsar Bhagalpur, 812002 proposed do hereby solemnly declare, undertake and state as under:

1. That **Sri Prashant Kumar Sinha and Sri Sanjay Sinha**, S/o Late Sachchidanand Prasad have a legal title to the land on which the development of the project is proposed and 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 promoter for development of the real estate project is enclosed herewith.
2. That the said land situated at Ward No. 20, Chandi Prasad Lane, Jogsar, District-Bhagalpur is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 3 years
4. That seventy per cent of the amounts realized by promoter **M/s Cherry Engicon Private Limited** 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 in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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/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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

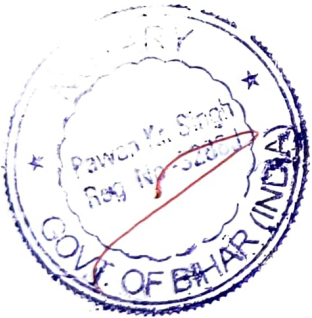
Ananya

Deponent

Verification

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

Verify by me at Bhagalpur on this 14th day of January 2023.



Ananya

Deponent

ATTESTED
AC 17.1.2023
Pawan K. Singh
NOTARY PUBLIC
Bhagalpur, Bihar (India)
Reg No -32881