

Sl. No. 4605
Date 04/04/23

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 J G Realcon Pvt. Ltd. (Promoter) of the project JG'S PRISTINE, vide its authorization dated.

I, Mr. ABHISHEK KUMAR, Director of J G Realcon Pvt. Ltd. (Promoter) of the project JG'S PRISTINE do hereby solemnly declare, undertake and state as under:

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 31/05/2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.





Sl. No. _____
Date _____

संकेत



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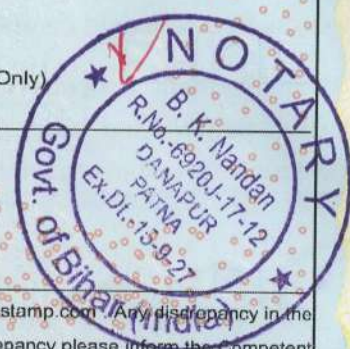
GOVERNMENT OF BIHAR
e-Court Fee



DATE & TIME :	14-MAR-2023 15:30:29
NAMES OF THE ACC/ REGISTERED USER :	PATLIPUTRA CENTRAL CO-OPERATIVE BANK LIMITED
LOCATION :	Civil Court Danapur
NAME OF LITIGANT :	CIVIL COURT DANAPUR
e-COURT RECEIPT NO :	BRCT1452C2319P576
e-COURT FEE AMOUNT :	₹ 100 (Rupees One Hundred Only)



BRCT1452C2319P576



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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.

J G REALCON PVT. LTD.

Abhishek Kumar
 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 Danapur on this 04 day of 04/23.

J G REALCON PVT. LTD.

Abhishek Kumar
 Director
 Deponent



Sri/Smt. Abhishek Kumar
 who is identified by Sri. S. P.
 Advocate solemnly affirmed and
 declared before me
04/4/23
Brajesh Kumar Nandan
 Notary Public Danapur (Patna)

Identify the document, Executive
 who has signed/has L.L./R.L. to
 its contents

S. P.
 4/4/23