

Sri/Smt. Sunita Kumari
Deponent's Signature/L.T.L.
Identified by K.M. Gandhi
Advocate, Solemnly affirmed and
declared before me.

9.9.2019
ARUN KUMAR
NOTARY, PATNA



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

**Affidavit cum Declaration of Mr. /Ms. SUNITA KUMARI promoter of the proposed project /
duly authorized by the promoter of the proposed project vide its/his/their
authorization dated _____:**

I, SUNITA KUMARI Son/Daughter/Wife of DHARMENDRA KUMAR aged 48 R/o _____
promoter of the proposed project / duly authorized by the promoter of the proposed project 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

the land is owned by NAGENDRA PARSAD VERMA who have/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 promoter for development of the real estate project or phase thereof, as the case
may be, is enclosed with application.

2. That the said land is free from all encumbrances.

or

That details of encumbrances at-Bewar, Patna including details of any rights, title, interest or
name of any party in or over such land, along with details.

3. That the time period within which the project or phase thereof, as the case may be, shall be
completed by promoter is 48 Months.

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in
proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn only after it is certified by an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



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Sunita Kumari
Managing Director

No. 104 date 9/9/19

amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I /promoter shall take all the pending approvals on time, from the competent authorities.
9. That I /promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I /promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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Sunita Kumari
Managing Director
Deponent

Verification

I SUNITA KUMARI Son/Daughter/Wife of DHARMENDRA KUMAR aged 48 R/o _____ do hereby verify that the contents in Para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at PATNA on this 9th day of Sept. 2019

SHUBHAM RAJ CONSTRUCTION PVT. LTD.
Sunita Kumari
Managing Director
Deponent



Identify the deponent's Signature
L.T.I. who has/have affirmed in
My Presence

Kumari
9/9/19
Advocate

SHUBHAM RAJ CONSTRUCTION PVT. LTD.
Sunita Kumari
Managing Director