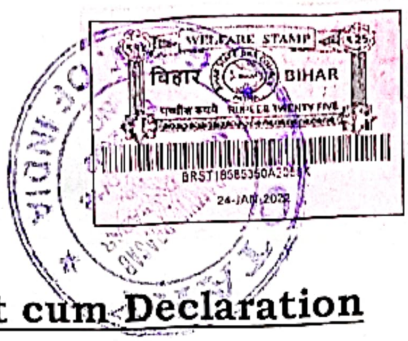


Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajiv Agarwal Designated Partner of M/s Cratus Paraak Infra LLP, promotor of the proposed project **(SUN SQUARE)** / duly authorized by the promoter of the proposed project, vide their authorization dated 19.01.2022

I, Rajiv Agarwal promoter of the proposed project **(SUN SQUARE)** / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

That promoter have a legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land 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.

3. That the time period within which the project shall be completed by the promoter is 42 months. Project will commence from 21-01-2022 and will completed on 20-06-2025.

4. That seventy percent of the amounts realized 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 purposed.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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

CRATUS PARAAK INFRA LLP
Rajiv Agarwal
PARTNER

Sh/Smt ... who is identified by Sh/... Advocate Solemnly affirmed declared before me

DILIP MITRA
Govt of India

Regd No. ... Date ...

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 competent authorities.

9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

CRATUS PARAAK INFRA LLP
Rojiv Agrawal
PARTNER

Deponent

Verification

The contents 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 20th day of January 2022.

CRATUS PARAAK INFRA LLP
Rojiv Agrawal
PARTNER

Deponent

NOTARY GOVT. OF INDIA

I identify the deponent/s signature
L.T.I. who has/have affirmed in
My Presence.

21.01.22

Advocate



AFFIDAVIT CUM CONCENT

I, Dr. Pushkar Anand, S/o Kumar Brijnandan Singh, R/o Shiv Shakti Apartment, Kankerbagh main Road, P.S. Kankerbagh, Town & Dist. – Patna, Adhar No. – 371691972359, PAN – ANGPA2028M Joint Land Owner of vacant land of 91 Decimals, land description having Cadestral Survey Plot No. 294, Khata No. 85, Khewat No. – 04, Tauji No. – 387, Thana No. – 06, Mouza – Lohanipur now known as Kankerbagh Main Road, P.S. – Kankerbagh, Town & District – Patna, Sub & Sadar Registry Office – Patna within the limit of Patna Municipal Corporation has entered Development Agreement with M/s Cratus Paraak Infra LLP (Developer/Builder), 402, Om Shree Complex, Chajjubagh, Patna – 800 001 through Registered Development Deed No. 10279 executed on 14.08.2021 at Sadar Registry Office, Patna to construct a multi stories Apartment named as "SUN SQUARE".

THAT the Apartment is being constructed as per terms & condition decided in Registered Development Deed executed between us.

THAT I am fully agreed with the terms & condition mentioned in Registered Development Deed executed with the builder/developer.

I further declare that the statement declared above by me are true and the above declaration is made by me with sound body & mind.

Deponent
Dr. Pushkar Anand

Sn/Smt Dr. Pushkar Anand who is identified by Sh..... Advocate Solemnly affirmed declared before me

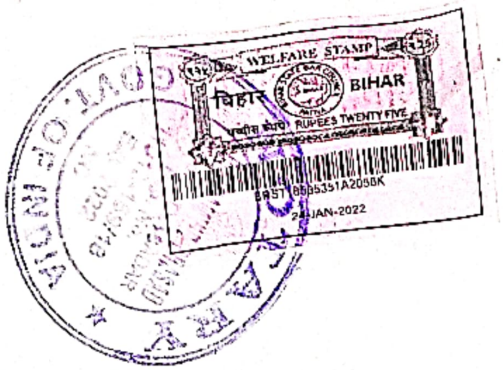
DIVAKAR PD
Govt of India

I identify the [illegible] L.T.I. who has [illegible] My Presence.

24.01.22

Advocate

Receipt No. 2949 Date 24/1/2022



AFFIDAVIT CUM CONCENT

Sn/Smt Kumar Brijnandan Singh
who is identified by Sn.....
Advocate Solemnly affirmed
declared before me
DHARMVIR PD
Govt of India

I, Kumar Brijnandan Singh, S/o Late Sachidanand Kishore Prasad Sinha, R/o Shiv Shakti Apartment, Kankerbagh main Road, P.S. Kankerbagh, Town & Dist. – Patna, Adhar No. – 7831 8943 2662, PAN – ARJPS8540F Joint Land Owner of vacant land of 91 Decimals, land description having Cadestral Survey Plot No. 294, Khata No. 85, Khewat No. – 04, Tauji No. – 387, Thana No. – 06, Mouza – Lohanipur now known as Kankerbagh Main Road, P.S. – Kankerbagh, Town & District – Patna, Sub & Sadar Registry Office – Patna within the limit of Patna Municipal Corporation has entered Development Agreement with M/s Cratus Paraak Infra LLP (Developer/Builder), 402, Om Shree Complex, Chajjubagh, Patna – 800 001 through Registered Development Deed No. 10279 executed on 14.08.2021 at Sadar Registry Office, Patna to construct a multi stories Apartment named as "SUN SQUARE".

Receipt No 943 Date 24/1/22

THAT the Apartment is being constructed as per terms & condition decided in Registered Development Deed executed between us.

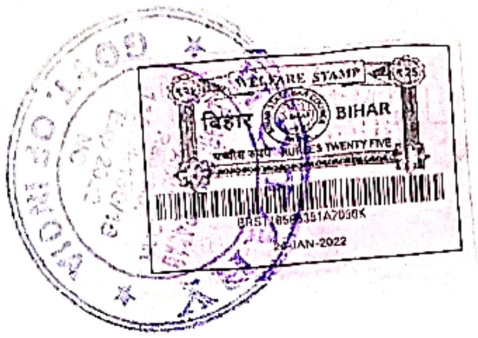
THAT I am fully agreed with the terms & condition mentioned in Registered Development Deed executed with the builder/developer.

I further declare that the statement declared above by me are true and the above declaration is made by me with sound body & mind.

I identify the deponent Kumar
L.T.I. who has put his signature
My Presence.

24.01.22
Advocate

Kumar Brijnandan Singh
Deponent
Kumar Brijnandan Singh



AFFIDAVIT CUM CONCENT

I, Amarjeet Kumar Singh, S/o Late Achyutanand Singh, R/o Sant Vihar Apartment, East Lohanipur, P.S. Kadamkuan, Town & Dist. – Patna, Adhar No. – 396381027332, PAN – AQBPS7346C Joint Land Owner of vacant land of 91 Decimals, land description having Cadestral Survey Plot No. 294, Khata No. 85, Khewat No. – 04, Tauji No. – 387, Thana No. – 06, Mouza – Lohanipur now known as Kankerbagh Main Road, P.S. – Kankerbagh, Town & District – Patna, Sub & Sadar Registry Office – Patna within the limit of Patna Municipal Corporation has entered Development Agreement with M/s Cratus Paraak Infra LLP (Developer/Builder), 402, Om Shree Complex, Chajjubagh, Patna – 800 001 through Registered Development Deed No. 10279 executed on 14.08.2021 at Sadar Registry Office, Patna to construct a multi stories Apartment named as "SUN SQUARE".

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I further declare that the statement declared above by me are true and the above declaration is made by me with sound body & mind.

Amarjeet Kumar Singh

Deponent
Amarjeet Kumar Singh

Sn/Smt Amarjeet Kr. Singh
who is identified by Sn.....
Advocate Solemnly affirmed
declared before me

DHARMVIR PD
Govt. of India

I identify the deponent
L.T.I. who has/have appeared in
My Presence.

24-05-22
Advocate