



Shri/Smt. Madan Mohan Gupta  
who has/ have identified  
by Advocate  
solemnly affirmed and Declare  
before me

Mukul Kumar Sharan  
Notary Patna

## 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

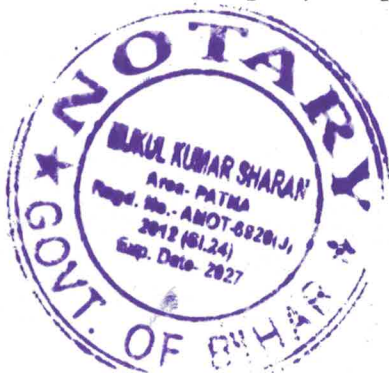
### Affidavit-cum-Declaration

Affidavit cum Declaration of

Mr. Madan Mohan Gupta, Promoter Name – Winsome Buildcon & Associates,  
[promoter of the project/duly authorized by the promoter of the project, vide  
its/his/their authorization dated 14/10/2022 (dd/mm/yy);

I, Madan Mohan Gupta, Project Name – Winsome Rajeshwar Enclave,  
promoter of the project/duly authorized by the promoter of the project] do  
hereby solemnly declare, undertake and state as under:

1. That Mr. Ranjeet Kumar [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 is enclosed herewith.
2. That the said land is free from all encumbrances.  
or  
That detail 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  
[me/the promoter] is 11-07-2031



4. That seventy percent of the amounts realized by [me / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 [I/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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

#### Verification

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

Date...../...../..... (dd/mm/yy)

Place ..... Patna .....

Deponent

I hereby certify the deponent's signature as being genuine and correct.

25/11/25

Sl. NO..... Date.....



**e-Court Fee**

Date & Time: 24-Jan-2025 11:29 AM

**Location :** Civil Court Patna

e-Court Fee Amount : 100 (One Hundred Rupees Only)

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**JUDICIAL INDIA JUSTICE**

**Statutory Alert:** The authenticity of this Stamp certificate should be verified at <https://enikandhan-bihar.gov.in/e-sign/verifyStamp>

Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

3. In case of any discrepancy please inform the Competent Authority.

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