



Registration Department,
Government of Bihar



INDIA NON JUDICIAL



Other

First Party Name * : Not Applicable
Second Party Name * : ASHIANA BUILDCON PVT LTD
Purchased By * : ASHIANA BUILDCON PVT LTD
Certificate Number : BR038156541725519566797
Consideration Price : ₹0.00/-
Stamp Duty Paid : ₹100.00/-
Registration Fee & Other Fees : ₹0.00/-
LLR & Proc Fee : ₹0.00/-
Miscellaneous Fees : ₹0.00/-
Discore SC : ₹0.00/-
Total Amount : ₹100.00/- (One Hundred)



This stamp paper will only be valid if embossed below with special RED ink impression

Phone No :
Sold To/Issued To :
ASHIANA BUILDCON PVT
For Whom/ID Proof :
ASHIANA BUILDCON PVT

भारत INDIA
INDIA NON JUDICIAL
D S R OFFICE
PATNA SADAR
800001

भारतीय गैर न्यायिक
FORM 'B'

[See Rule 3(4)]

SEP-06-2024 12:30:30

₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

38162041725539430096-00076531
3816204 0869

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./Ms Munna Kumax Pandit, [promoter of the project
duly authorized by the promoter of the project, vide its/his/their authorization dated
28-08-2024];

I, Munna Kumax Pandit, [promoter of the project/ duly authorized by the promoter of
the 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 Razi. Chauhan, Hageshwar Prasad, Sahil Verma, [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.

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.

Munna Kumax Pandit



3. That the time period within which the project shall be completed by [me /the promoter] is...06-02-2030.....

4. That seventy per cent (70%), of the amounts realised 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 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/ 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.

Munna Kumar Padil
Deponent

Verification

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

Verified by me at PATNA on this 17th day of Oct, 2024

Munna Kumar Padil
Deponent



I identify the deponent's signature & who has/have affirm in my presence

Advocate

17/10/24