

FORM 'B'

[See rule 3/4]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF CHANDRA BHUSHAN KUMAR (ADHAAR NO - 4809 1275 6026) DIRECTOR OF SWARN SHILPI BUILDTECH PRIVATE LIMITED FOR THE PROJECT "ANANT ENCLAVE" DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I CHANDAN BHUSHAN KUMAR (PROMOTER OF THE PROJECT DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER DEEP ASSOCIATES" PROJECT SHALL BE COMPLETED IN 28/08/2029.

1. THAT PROMOTER AND LAND OWNERS NAMELY 1. PANKAJ PATHAK AGE ABOUT 62 YEARS S/O SRI UMAKANT PATHAK, 2. USHA DEVI AGED ABOUT 58 YEARS, W/O SATYA MANU JHA IS RESIDENCE OF VILLAGE - MOUZA - FATHEPUR, AT KHESRA NO-791, KHATA NO- 305, THANA NO-23, SABOUR, BHAGALPUR, and DISTRICT - BHAGALPUR. HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS 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 HERE WITH.



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 28/08/2029.
4. THAT SEVENTY PER CENT, OF THE AMOUNT 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 THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.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 THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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 ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.

8. THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

9. THAT THE PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.



DEPONENT

Bema

VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

VERIFIED BY MEAT.....ON THIS 09 DAY OF Feb - 2025

*Identified by
Adv.
05.02.25*

DEPONENT

Bema

Charan Bhushan Kumar
A. L. Singh
Who is identified by.....
Advocate Solemnly Affirmed
Declared before me *05.02.25*
Pawan Kr. Singh
NOTARY BHAGALPUR



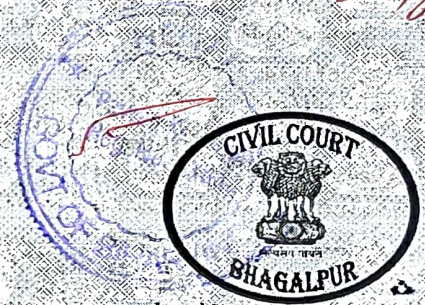
INDIA JUDICIAL GOVERNMENT OF BIHAR e-Court Fee



Certificate No. : BR-JS-TVZF21W18KVYIGS
Certificate Issued Date & Time : 05-02-2025 13:20:08
Account Reference : NA
Description of Document : Courtfee with Litigant details
Name of Litigant : CHANDRA BHUSHAN KUMAR
Amount : ₹100
Amount in Words : Rupees One Hundred



BR-JS-TVZF21W18KVYIGS



Issued At
The Bhagalpur Central Co-Op Bank Ltd
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Statutory Alert:

1. The authenticity of this certificate should be verified at <https://indiadigitalstamps.pitneybowes.com/> or using Mobile app.
2. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the competent Authority.