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e-Court Fee

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DISTRICTCO-OPERATIVECENTRALBANK,NAWADADISTRICTCO-OPERATIVECENTRALBANK,NAWADADISTRICTCO-OPERATIVECENTRALBANK,NA

e-Court Fee Receipt No.	:	BRECR049C240800019993
Date & Time	:	09-Aug-2024 02:46 PM
Name of the ACC/ Registered User	:	District Co-operative Central Bank, Nawada
Location	:	Civil Court Nawada
Name of Applicant	:	MR RAJIV KUMAR SINHA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

Book No. 4 5145

NO. 49

09 AUG 2024

बिहार सरकार
संजय कुमार सिंहा
नोटरी
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जिला-नवादा

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बिहार सरकार
संजय कुमार सिन्हा
नोटरी
रजि० नं०-7296
जिला–नवादा

09 AUG 2024

FORM 'B'

[See rule 3/4)

DECLARATION, SUPPROTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER OR ANY PERSON AUTHORISED BY THE DEVELOPER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF **Mr. RAJIV KUMAR SINHA, AGED ABOUT 45 YEARS,** S/o. LATE SHRI SURESH KUMAR VERMA, IS RESIDENT OF PANCHMUKHI NAGAR, GAYA ROAD, NEAR SHOBH PAR, POST AND PS – NAWADA, DISTRICT- NAWADA-805110, BIHAR HAVUNG HIS (ADHAAR NO–373281424020) PARTNER OF **M/S RDA CONSTRUCTION SERVICES LLP** FOR THE PROJECT **"SANKALP SAROVAR ENCLAVE"**DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-_____.

I **Mr. RAJIV KUMAR SINHA, AGED ABOUT 45 YEARS,** S/o. LATE SHRI SURESH KUMAR VERMA, IS RESIDENT OF PANCHMUKHI NAGAR, GAYA ROAD, NEAR SHOBH PAR, POST AND PS – NAWADA, DISTRICT- NAWADA-805110, BIHAR (DEVELOPER OF THE PROJECT DULLY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER "**SANKALP SAROVAR ENCLAVE**" PROJECT SHALL BE COMPLETED IN **24/08/2029.**

1. THAT LAND OWNNERS NAMELY 1. **SMT RAJNI DEVI, AGED ABOUT 83 YEARS**, W/O RAM LAKHAN PRASAD, RESIDENT OF RAJGIR, MOHALLA KALI BADI, PS-RAJGIR, DISTT-NALANDA, **2. RAJEEV RANJAN, AGED ABOUT 54 YEARS**, S/O RAM LAKHAN PRASAD, RESIDING AT FLAT NO. - 203, MAA SHITLA COMPLEX, JAIPUR DHANUKI MORE, DHANUKI, PATNA-07, **3. RAJESH RANJAN AGED ABOUT 48 YEARS**, S/O SHRI RAM LAKHAN PRASAD, RESIDING AT FLAT NO.- 301, BANSI VIHAR APARTMENT, ROAD NO.- 3/A, NEW PATLIPUTRA COLONY, P.S. PATLIPUTRA, PATNA TOWN AND DISTRICT- PATNA-13 (BIHAR). 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 DEVELOPER 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 DEVELOPER **24/08/2029.**

RDA Construction Services LLP
SANKALP SAROVAR ENCLAVE
Rajeev Kumar Sinha
Managing Partner

4. THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE DEVELOPER 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE DEVELOPER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER 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 DEVELOPER 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 DEVELOPER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
9 THAT THE DEVELOPER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.
10. THAT THE DEVELOPER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

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DEPONENT

RDA Construction Services LLP
SANKALP SAROVAR ENCLAVE
Managing Partner

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 ME AT.....09 AUG 2024.....ON THIS.....DAY OF.....

Sanjay Kumar Sinha
NOTARY Govt. of Bihar
NAWADA

Sanjeev Kumar Sinha
Advocate
E No. -
Civil Court, Nawada

DEPONENT

RDA Construction Services LLP
SANKALP SAROVAR ENCLAVE
Managing Partner