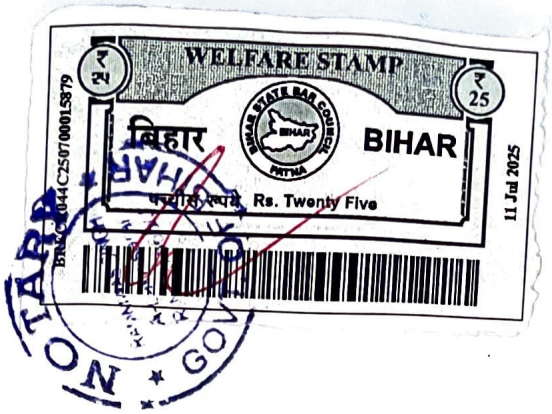



**FORM 'B'**

**[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** 1986/25

AFFIDAVIT CUM DECLARATION OF **Mr. NEETISH KUMAR** S/o. SHRI ANIL SINGH, IS RESIDENT OF **VILLEGE- BALGUDAR, P.O.+P.S.- BALGUDAR, DISTRICT- LAKHISARAI- 811311, BIHAR** HAVING HIS (**ADHAAR NO–** 848872076057) DIRECTOR OF **DHRISTI KIRAN BUILDERS AND DEVELOPERS (OPC) PVT. LTD.** FOR THE PROJECT **"RUDRA KIRAN"** DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-_____

I **Mr. NEETISH KUMAR** S/o. SHRI ANIL SINGH, IS RESIDENT OF **VILLEGE- BALGUDAR, P.O.+P.S.- BALGUDAR, DISTRICT- LAKHISARAI- 811311, BIHAR** (DEVELOPER OF THE PROJECT DULLY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER **"RUDRA KIRAN"** PROJECT SHALL BE COMPLETED IN 18-10-2026.

**1.** THAT LAND OWNER NAMELY- **Mr. NEETISH KUMAR** S/o- SHRI ANIL SINGH RESIDENT OF **VILLAGE BALGUDAR, P.O.+P.S.- BALGUDAR, DISTRICT- LAKHISARI- 811311, BIHAR,** HAS THE LEGAL OWNERSHIP OF THE LAND ON WHICH THE PROPOSED PROJECT IS TO BE DEVELOPED. AND THERE IS A LEGALLY VALID CERTIFICATION OF OWNERSHIP OF SUCH LAND IN THE NAME OF **Mr. NEETISH KUMAR**, DIRECTOR OF THIS COMPANY, WHO IS FREELY USING THIS LAND FOR THE DEVELOPMENT OF THIS PROJECT. AND IN FUTURE THE LANDOWNER AND DEVELOPER **Mr. NEETISH KUMAR** WILL NOT MAKE ANY CLAIM FOR THIS LAND.

**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 IS 18-10-2026.

**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**5.** THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE DEVELOPER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

RAM NIWAS SINGH

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 THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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.

RAM NIWAS SINGH
Notary Officer Lakhisarai

Dhristi kiran Builders
& Developers(opc) Pvt.Ltd
Director

DEPONENT

**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..... ON THIS.....DAY OF.....

Dhristi kiran Builders
& Developers(opc) Pvt.Ltd
Director

DEPONENT

NOTARY
RAMNIWAS SINGH
A-L-Lakhisarai
R No. 7666/J
GOVT. OF BIHAR

Bharat Kumar
Adv
14/07/2025
Enrol. 2775/98

NOTARISED
RAM NIWAS SINGH
NOTARY LAKHISARAI (BIHAR)
14/7/25

INDIA JUDICIAL

# Government of Bihar

## e-Court Fee

e-Court Fee Receipt No. : BRECR044C250700020906

Date & Time : 14-Jul-2025 02:40 PM

Name of the ACC/Registered User : District Co-operative Central Bank, Munger-Jamui

Location : Civil Court Lakhisarai

Name of Applicant : DEPONENT

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

IN-2501[illegible]463

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enbandhan.bihar.gov.in or using enbandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.