INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR116211214442825
Certificate Issued Date	:	24-Aug-2020 04:29 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01139292207829485
Purchased by	:	WINSOME REALTORS
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	WINSOME REALTORS
Stamp Duty Paid By	:	WINSOME REALTORS
Stamp Duty Paid (Rs.)	:	1,000(One Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	1,000 (One Thousand only)

Holding Corporation of India Ltd. PATNA

NOTARY RUPESH KUMAR VERMA Danapur (Patna) Bihar. Regd No 5* Expiry Date 21 st 2024 GOVT. OF INDIA

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. Sanjeev Kumar S/o Rajeshwar R/at 101, Suksha Presidency, Ramjaipal Road, Bailey Road, Danapur, Patna, Bihar- 801503, Partner of WINSOME REALTORS.

I, Sanjeev Kumar Partner of **"WINSOME REALTORS"** duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I Sanjeev Kumar Partner of **"WINSOME REALTORS"** have/has a legal title to the land on which the development of the project is proposed. Or

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..... Do not write or type below this line .....

RS 0000714289

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

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Winsome Realtors has a legal title to the land on which the development of the proposed project 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 projects enclosed herewith

2. 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.

3. That the time period within which the project shall be completed by the promoter is 3 years from the date of rera approval with a grace period of 6 months.

4. That seventy percent 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 amounts from 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 from the separate account shall be withdrawn by promoter after it is certified by an Engineer, an architect and a chartered accountant practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the promoter shall get the accounts audited within six months after the end of every financial year by such 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.

10. That the promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Danapur on this 12th day of MARCH 2021.

NOTARY RUPESH KUMAR VERMA Danapur (Patna) Bihar Regd. No. 5[illegible] Expiry Date [illegible] 2024 GOVT. OF INDIA

WINSOME REALTORS

Sanjeev Kumar

(Deponent)

I identify the Signature/L.T.I. of the deponent who has signed/put LTI in my presence

Sri/Smt. Sanjeev Kumar

Who is identified by Sri S.K. Kumar

Advocate Solemnly affirmed and declared before me

12/03/2021

R. K. Verma

Notary Public, Danapur (Patna)

Shashi Kant [illegible]

Advocate/Advocate

12/03/2021

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