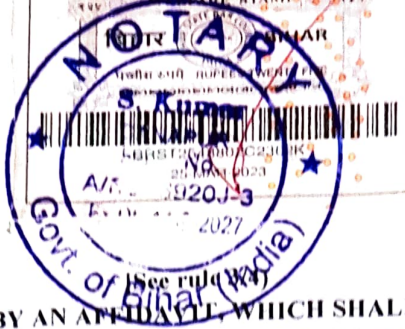


No. 3456
Date 25.3.2023

FORM 'B'



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

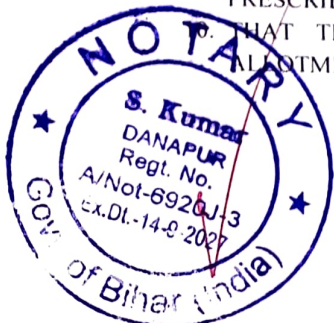
Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SANJEEV KUMAR S/O-RAJESHWAR KUMAR HAVING
ADHAAR NO-(626377397864) PARTNER OF WINSOME REALTORS FOR THE PROJECT " WINSOME
ICON " DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I SANJEEV KUMAR (PROMOTER OF THE PROJECT DULY AUTHORIZED BY THE PROMOTER
OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER.

" WINSOME ICON " PROJECT WILL BE COMPLETED IN 20.03.2028.

1. THAT PROMOTER AND LAND OWNERS ACCORDING TO REGISTERED DEVELOPMENT
AGREEMENT 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
HEREWITH.
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 20.03.2028
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 COVERT 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PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE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 THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE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.



WINSOME REALTORS

DEPONENT

Sanjeev Kumar
PARTNER

CHCIL

GOVERNMENT OF BIHAR
e-Court Fee

YL0003891440



DATE & TIME :

25-MAR-2023 15:32:25

NAMES OF THE ACC/ REGISTERED USER :

PATLIPUTRA CENTRAL CO-OPERATIVE BANK
LIMITED

LOCATION :

Civil Court Danapur

e-COURT RECEIPT NO :

BRCT2536C2308P512

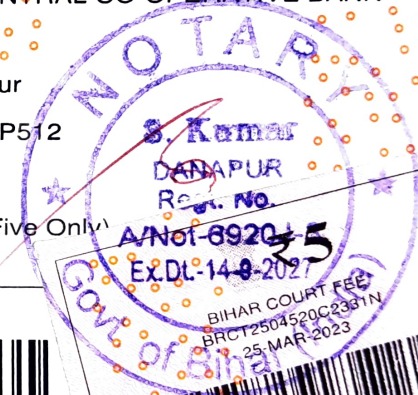
e-COURT FEE AMOUNT :

₹ 95

(Rupees Ninety-Five Only)



BRCT2536C2308P512



Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestump.com. Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.

VERIFICATION

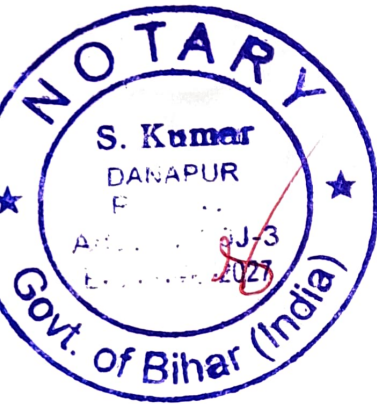
THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT
AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

VERIFIED BY ME AT *Danapur* ON THIS *3*.....DAY OF *2023*

WINSOME REALTORS

Sagar Kumar
..OWNER

DEPONENT



Sri/Smt. *Sanjeev Kumar*
who is identified by Sri. *Adv. Singh*
Advocate solemnly affirmed and
declared before me.
S. Kumar
Notary Public Danapur, Bihar
25/03/2023

Identify the deponent who has
Signed/I T to my Presence

Adv. Singh
Advocate

Adv.
25/03/2023