WELFARE STAMP ₹24 ₹25 BIHAR बिहार 12 Nov 2025

NOTARY M. Kumari DANAPUR R.No.-6253/2021 Ex.Dt.25-09-2030 Govt. of Bihar (India)

No. 618
Date 12-11-2025

FORM- B

DECLARATION, SUPPORTED BY IN AFFIDAVIT, WHICH SHALL BE SIGNEDBY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit Cum Declaration of MR. **NEERAJ ROY, Managing Director – IYOM INDIA CONSTRUCTION PVT. LTD. Project – MEERA IYOM HEIGHTS** (promoter of the project/duly

authorized by the promoter of the project, vide its/his/their authorized dated: 11.09.2025)

I MR. NEERAJ ROY, Managing Director – IYOM INDIA CONSTRUCTION PVT. LTD.

Uma Residency Ground floor Neura Ganj, Neura, Patna – 801113 (Promoter of the

project/duly authorized by the promoter of the project) do hereby solemnly declare, undertake and

state as under:

1. That (I/promoter) have a legal title to the land on which the development of the project is
proposed of Smt. Meera Prabhakar, Pinkish Devi, Kamlesh Kumar Sharma, Sudhir Kumar Bhajan, Binod Pathak, Ram Ranjan Pathak, Krishna Ranjan Pathak, Sourav Pathak (have/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 copay of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

NOTARY M. Kumari DANAPUR R.No.-6253/2021 Ex.Dt.25-09-2030 Govt. of Bihar

IYOM INDIA CONSTRUCTION PVT. LTD.
MANAGING DIRECTOR

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2. That the said land is free from all encumbrances of That details of encumbrances attached including details of any right, title, interest, dues, litigation and name of the any party in or over such land.

3. That the time period within which the project shall be completed by (me/the promoter) is **26.11.2029.**

4. That seventy percent of the amounts realized by (me/the promoter) for the real estate project from the allottees, from time to time shall be deposited in a separated 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by (me/the promoter) in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by (me/the promoter) after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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

9. That (I/the promoter) (have/has) furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder

10. That (I/the promoter) shall not discriminate against any allottee at the time of allotment of any apartment, plot/building as the case may be.

Deponent

Verification

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

Verified by me.....12..... on this.....Nov.....day of.....2025

MANAGING DIRECTOR
Deponent.

Sri/Smt.....Neeraj Roy.....
who is identified by Sri...N. Kr.
Advocate solemnly affirmed and
declared before me 07-12-11-2025

M. Kumari
Notary Public Danapur

I identify the Signature/L.T.I.
of the deponent who has
Signed/L.T.I. in my presence.

Nitish Kumar
Advocate 12/11/2025

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