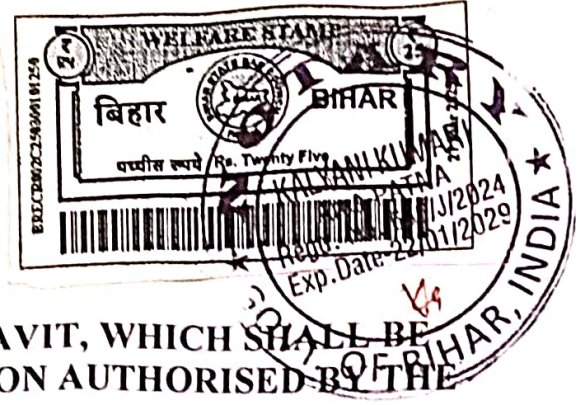


FORM 'B'
[see rule 3(4)]



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

Affidavit-cum-Declaration
For Project "ASHA KIRAN ENCLAVE"

Affidavit cum Declaration of (Mr./Ms.) **_DHIRAJ PANDEY_** duly authorized by the promoter (**DEVASHA HOMES PVT LTD**). of the proposed project (**ASHA KIRAN ENCLAVE TOWER II**), vide its authorization date **05/04/2025**.

I, **_DHIRAJ PANDEY_** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter...."**DEVASHA HOMES PVT LTD**"....[I/promoter] [have/has] a legal title to the land on which the development of the project is proposed, or landowner namely **SANTOSH KUMAR SINGH & MRS. SHARMILA DEVI**.....[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 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. 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 (me/the promoter) is **_01/03/2030_**.
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by (me/the promoter) in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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



Sri/Smt. **Dhiraj Pandey**
Deponent's Signature/L.T.L.
Identified by..... **Self**.....
Advocate, Solemnly affirmed and
declared before me.
08/09/24
KALYANI KUMARI
NOTARY, PATNA

verified during the audit that the amount 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 regulation made thereunder.
10. That [I/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 therefrom.

Verified by me at Patna on this 05 / 04 day of 2025 .



I, Identify the deponent's signature/L.T...
who has/have affixed in my presence.

08/04/25

Advocate


Deponent

INDIA JUDICIAL Government of Bihar

e-Court Fee

e-Court Fee Receipt No.

BRECR002C250400018767

Date & Time

04-Apr-2025 02:26 PM

Name of the ACC/Registered User

Bihar State Co-operative Bank, SCB

Location

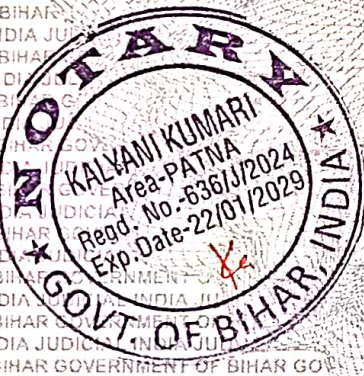
High Court Patna

Name of Applicant

PATNA HIGH COURT

e-Court Fee Amount

100 (One Hundred Rupees Only)



No. 5024 Date 08/04/25

IN 2500644783

Statutory Alert:

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