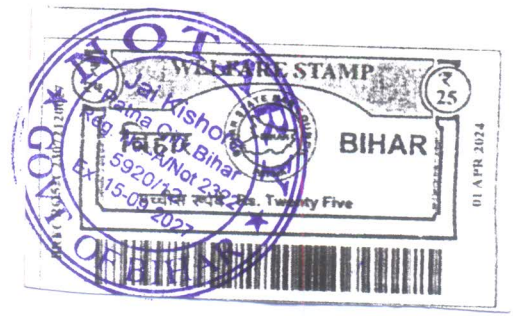


Sri/Smt. Manoj Kumar  
Who is Identified by Sri. Manoj Kumar  
Advocate Solemnly affirmed and declared  
before me.

**Jai Kishore**  
Advocate  
Notary Public, Patna City



**NOTARY PUBLIC**  
**PATNA CITY**

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

DECLARATION SUPPORTED BY AND AFFIDAVIT, WITH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

**Affidavit -cum-Declaration**

Affidavit cum declaration of (1) M/S KIBAKA CONSTRUCTIONS & ENGINEERS PRIVATE LIMITED through its Authorized Signatory **Mr. Manoj Kumar S/o Baidya Nath Sharma**. [Promoter of the project/duly authorized by the promoter of the project, vide its-his-their authorized dated- 09-04-2024 .

We, (1) M/S KIBAKA CONSTRUCTIONS & ENGINEERS PRIVATE LIMITED through its Authorized Signatory **Mr. Manoj Kumar S/o Baidya Nath Sharma**. Promoter of the project/duly authorized by the Promoter of the Project] do hereby solemnly declared.

Undertake and state as under

1. That, KIBAKA CONSTRUCTIONS & ENGINEERS PRIVATE LIMITED has a legal title to the land on which the Development of the proposed project "CHANDESHWAR APARTMENT" 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.  
The detail of Encumbrances: -

Application No12591 Dated-12/03/2024, Certificate No2256 (DISTRICT REGISTRY OFFICE, PATNA)  
Application No1103 Dated-12/03/2024, Certificate No1093 (SUB-REGISTRY OFFICE, PHULWARISHARIF PATNA)  
Application No381 Dated-13/03/2024, Certificate No381 (SUB REGISTRY OFFICE, SAMPATCHAK PATNA)  
[Enclosed herewith]

3. Including details of any right, title, interest, dues, litigation, and name of any party in or over such land.
4. That the time period within which the project shall be completed by [me/the Promoter] is 31 MARCH, 2029.
5. The 70% 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.
6. That the amounts from a separate account, to cover the cost of project shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
7. That the amounts from separate account shall be withdrawn by [me/the promoter], after it is certified by an engineer, an architect an chartered accountant in practice that withdrawal is in proportion to the percentage of completion of the project.
8. 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 and shall produce a statement of accounts dully certified and signed by such chartered accountant and its 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.
9. That [we/the promoter] shall take all the pending approvals on time from the competent authorities.
10. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulation made there under.
11. That [we/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be.

Date: 12-04-2024 No. 999



**Verification**

The contents of my affidavit come declaration are true and correct and nothing material has been concealed by me there for.

DATE: 12/04/2024  
PLACE: Patna.

I identify the Deponent Executed  
Who has put in his signature  
& thumb in my presence

**Kibaka Constructions & Engineers (P) Ltd.**

Manoj Kumar  
Deponents  
Authorised/Signatory  
(**MANOJ KUMAR**)

**Kibaka Constructions & Engineers Pvt. Ltd.**

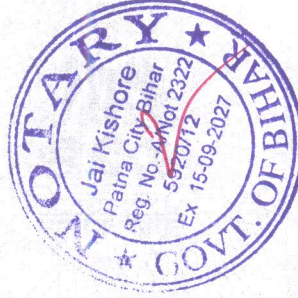
Application ID- BU/002602  
Builder Reg. No.- RB/UDHD/BLDR/P/23-0130



INDIA JUDICIAL  
**Government of Bihar**

**e-Court Fee**

E-Court Fee Receipt No: BRECR052C24300022712  
Date & Time: 08-Apr-2024 07: 14 AM  
Name of the ACC/Registered User : Patiliputra Co-operative Central Bank, Pccb  
Location : Civil Court Patna City  
Name of Applicant : CIVIL COURT PATNA CITY  
e-Court Fee Amount : 100 (One Hundred Rupees Only)



IN 2400618011

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan 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.