AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. NITESH ROSHAN, DIRECTOR Of M/S ROSHAN BROTHERS INFRASTRUCTURE PRIVATE LIMITED** promoter of the project do hereby solemnly declare, undertake and state as under:

1. That the Promoterhas legal title to the land on which the development of the project is proposed or 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 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 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 promoteris three and half years.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.

7. That the promotershall get the accounts audited within six month 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 have been utilized for the project and the withdrawal has been in complains 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 promoter has 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 allottees at the time the of allotment of any apartment, plot or 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 at Patna on this 21ST day of May 2019.

Deponent