No. 3717
Date 7/5/24

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nawnil Kumar Singh Director of Platinum Heritage Homes Pvt Ltd. Sarari railway gumti, near power grid Khagoul bihta main road, Danapur Patna-801105, Bihar**, promoter of the proposed project_____/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated.....

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

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed. Project: **SHIV SAVITRI SADAN**
   OR
   ..... 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 as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **04/05/2029.**

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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

7. That I / 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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

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

PLATINUM HERITAGE HOMES PVT. LTD.
Director

Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

PLATINUM HERITAGE HOMES PVT. LTD.
Director

Deponent

NOTARY
A.K. Dwivedi
DANAPUR
R.No.-4925/03
Ex.Dt.10-12-2028
Govt. of Bihar (India)

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

Advocate
7/5/2024

Sri/Smt. Mawail Kr. Sh.
who is identified by Sri. C Kumar
Advocate solemnly affirmed and declared before me.

7/5/24

A. K. Dwivedi
Notary Public Danapur

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No.	:	BRECR053C240500014049
Date & Time	:	07-May-2024 08:17 AM
Name of the ACC/ Registered User	:	Patiliputra Co-operative Central Bank, Pccb
Location	:	Civil Court Danapur
Name of Applicant	:	CIVIL COURT DANAPUR
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

NOTARY
A.K. Dwivedi
DANAPUR
R.No.-4925/03
Ex.Dt.10-12-2028
Govt. of Bihar (India)

IN 2400938216

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.