Shri/Smt. Pranav Kumar Pandey
who has/have identified
by.....Advocate
solemnly affirmed and Declare
before me

Mukul Kumar Sharan
Notary Patna



Sl. No. 91 Date: 13/06/25

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

Affidavit cum Declaration of

Mr. Pranava Kumar Pandey, Promoter Name – Sagun Ishaan Infra Developers Private Limited, [promoter of the project/duly authorized by the promoter of the project, vide its/his/their authorization dated 14/11/2022 (dd/mm/yy);

I, Pranava Kumar Pandey, Project Name – Vijay Palace, promoter of the project/duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That Mrs. Kumkum Kumari [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 detail 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 09-01-2030



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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

Date...../...../..... (dd/mm/yy)

Place .....Patna.....

Deponent

MUKUL KUMAR SHARAN
Area PATNA
Regd No. ANOT-6920(J)
2012 (Sl 24)
Exp Date- 2027

GOVT OF BIHAR

Identify the deponent who Signed/L.T.I in my presence

13/06/25

Advocate

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INDIA JUDICIAL

Government of Bihar

e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C250500031090
Date & Time	:	14-May-2025 11:24 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

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