

No. 01 Date 19/11/21



[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./Ms. Sanjay Kumar, Director of Arya Buildcon Pvt. Ltd. [promoter
of the project/duly authorized by the promoter of the project, vide
its/his/their authorisation dated 22/10/2019 (dd/mm/yy);

I, Sanjay Kumar, Project - Manavidya Vihar
promoter of the project/duly authorised by the promoter of the
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
or
I [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 10/04/2026
4. That seventy percent of the amounts realised 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.

Sanjay Kumar
Mr./Smt. Sanjay Kumar
who has/have identified
Advocate
solemnly affirmed and declare
before me

Mukul Kumar Sharan
Notary
Patna



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 verified during the audit that the amounts collected for a particular project have been utilised 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 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.

Sanyay Kumar
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

Sanyay Kumar
Deponent



I identify the deponent
Signed/L.T.I. in my presence
[Signature]
ADVOCATE