WELFARE STAMP ₹25
बिहार BIHAR
पच्चीस रुपये RUPEES TWENTY FIVE
BRST0550529C201AN
05-MAR-2020

Sl No. 45 Date 17.6.2

FORM 'B'

[See rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

I, Yogesh Nath Pandey, S/o Late Jitendra Nath Pandey as Authorized Signatory of the promoter company **M/s OM SAI DEVELOPERS & PROMOTERS**, having its registered office at Radha Rani Sinha Road, Adampur, P.O. and Dist. – Bhagalpur in the State of Bihar, PIN - 812001, Promoter of the proposed project **"SANT VIHAR"** do hereby solemnly declare, undertake and state as under:

1. That I have 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.

3. That the time period within which the project shall be completed by the promoter is 60 months (i.e 20-07-2025).

4. That seventy per cent 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

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

Om Sai Developers & Promoters
Yogesh Nath Pandey
Deponent Partner

NOTARY
STATE OF BIHAR (INDIA)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhagalpur on this 16 day of June 2020

Identify by
Manoj Kumar Singh
Adv.

Manoj Kumar Singh
Advocate
En. No.-2602/12

Om Sai Developers & Promoters
Yogesh Nath Pandey
Deponent Partner

Sh/Smt. Yogesh Nath Pandey
Who is identified by..... M. K. Singh
Advocate Solemnly Affirmed
Declared before me
17.6.20
Pawan Kr. Singh
NOTARY, BHAGALPUR

HS 0000608465

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	10-JUN-2020 14:07:15
NAMES OF THE ACC/ REGISTERED USER :	BIHAR SHCIL PATNA
LOCATION :	HIGH COURT PATNA
NAME OF LITIGANT :	MANOJ KUMAR SINGH
e-COURT RECEIPT NO :	BRCT1041F2003O391
e-COURT FEE AMOUNT :	₹100
	(Rupees One Hundred Only)

Sl No 45 Date 17.6.20

Manoj

NOTARY
P. K. SINGH
Reg. No. 3288
GOVT. OF BIHAR (INDIA)

Manoj Kumar Singh
Advocate
En. No. [illegible]

BRCT1041F2003O391

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.