FROM- (B)

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. MD SHAHNAWAZ KOUSAR promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated_____

I, MD. SHAHNAWAZ KOUSAR promoter of the proposed project/duly authorized by the promoter of 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

   OR

   MD. SHAHNAWAZ KOUSAR 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 encumbrance

   OR

   That details of encumbrances _____ 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 31.12.2024
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from 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.

Mukul Kumar Sharan Notary Patna 02/09/2020

Shri/Smt. ... who has/have identified by ... Advocate solemnly affirmed and declared before me.

No. 697 Date 02/09/2020

NOTARY MUKUL KUMAR SHARAN Area-PATNA Regd. No.-ANOT-220(J) 2012 (SI.24) Exp.Date-2022 GOVT. OF BIHAR

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Peace S Square Buildtech

Partner

Deponent

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 _____ on this _____ day of _____.

Peace S Square Buildtech

Partner

Deponent

MUKUL KUMAR SHARAN
Area-PATNA
Regd. No.-ANOT-220(J)
2012 (Sl.24)
Exp.Date-2022

I identify the deponent who has signed/L.T.I. in my presence.

ADVOCATE 21/09/2022