FORM "L

[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

I, **Santosh Kumar** S/o Shri Ram Binod Sharma, resident at Village- Ahuara, P.S.- Naubatpur, District- Patna **& Shatrudhan Kumar** son of Sri Rajendra Mahto, resident of Saguna, Mainpura, Danapur, Patna Directors of **M/s Shasthi Infrabuild Pvt. Ltd.**][Promoter of the project/duly authorized by the land owners (i) **Smt. Rama Paul** wife of Late Sukumar Paul, (ii) **Shri Tarun Kumar & (iii) Shri Shishir Kumar** both are sons of Late Sukumar Paul, all are resident of House No. 613/108A, Road No. 8, Indra Nagar, Postal Park, P.S.- Jakkanpur, District- Patna];

I, **Santosh Kumar and Shatrudhan Kumar**, Directors of **M/s Shasthi Infrabuild Pvt. Ltd.** promoter of the project – **Paul Bhawan** do hereby solemnly declare, undertake and state as under:

1. That We, **Santosh Kumar and Shatrudhan Kumar** has a legal title to the land on which the development of the project is Proposed or Constructed 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 authentication 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 (Attached with this declaration) 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 within 20/09/2027 by the promoter.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 there under.
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.

SHASTHI INFRABUILD PVT. LTD.
SHASTHI INFRABUILD PVT. LTD.
Director
Director

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 the month .....

SHASTHI INFRABUILD PVT. LTD.
SHASTHI INFRABUILD PVT. LTD.
Director
Director

Deponent

NOTARY
S. K. SINHA
Area-PATNA
Regd. No.-4574/
Exp. Date-14/07/2029
GOVT. OF BIHAR

...ed ...e Signature.
...T.I./R.T.I. of Deponent, who
...as signed in my presence

ADVOCATE

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No. : BRECR003C240700083560

Date & Time : 30-Jul-2024 02:52 PM

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)

IN-2401478880

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.