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NOTARY AWADHESH KUMAR Area-GAYA Regd. No.-AB67/86 E.D. 2-5-22

WELFARE STAMP बिहार BIHAR

NOTARY AWADHESH KUMAR Area-GAYA Regd. No.-AB67/86

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-cut-Declaration

Affidavit cum Declaration of

Mr. /Ms. Maruti Mayank, Dgi Director, Magdha developers & Construction Pvt-Ltd ((promoter of the project/ duly authorized by the promoter of the project, vide its/his /their authorization dated ____/____/ _____(dd/mm/yy);

I, Maruti Mayank promoter of the project /duly authorized 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

   Royal Defence Socity [have/his] 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 details 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 31-12-2023
4. That seventy per cent. Of the amounts relished by [me/the promoter] for the real estate project from the allotters, 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 That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 withdraw by [me/the promoter] after it is certified by an engineer, an architect and a character account 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 practices, 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. 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.

Magadha Developer and Construction Pvt. Ltd.
Maruti Mayank
Director

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Magadha Developer and Construction Pvt. Ltd.
Maruti Mayank
Deponent
Director

Verification

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

Date 05 / 08 / 2021 (dd/mm/yy)

Place Gaya

Magadha Developer and Construction Pvt. Ltd.
Maruti Mayank.
Deponent
Director

No. 88 Dated 05-08-2021
Solemnly affirmed before me
05/8/21
Notary Gaya (Bihar) India

05.08.2021