DISTRICT BAR ASSOCIATION
24 JUL 2021
CIVIL COURT, PATNA

NOTARY AFFIDAVIT

24 JUL 2021

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-cum-Declaration

Affidavit cum Declaration of **M/S OM BALAJEE HOMES PVT. LTD.** promoter of project **RAMJYOTI ENCLAVE**

M/S OM BALAJEE HOMES PVT. LTD. promoter of **RAMJYOTI ENCLAVE** project do hereby solemnly declare, undertake and state as under:

1. That Mr. Vijayanand Sinha S/o Late Lakshan Prasad Sinha,
   Mrs. Shashibala w/o Mr. Hira Lal and
   Mrs. Veena Kumari D/o Late Anirudh Prasad collectively 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 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 [me / the promoter] is **30 Months**.
4. That seventy per cent of the amounts realized by [me / the promoter] for 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me /the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate accounts shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 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.

Om Balajee Homes Pvt. Ltd.

Deponent **Director**

Verification

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

Verified by me at Patna on this 22nd day of July 2021.

Om Balajee Homes Pvt. Ltd.

Deponent **Director**

I, Identify the deponent who has Signed/L.T.I. in my presence.

24/7/21

ADVOCATE
DISTRICT BAR ASSOCIATION
COLLECTORIATE COURT CAMPUS
DISTRICT PATNA CIVIL COURT

CIVIL COURT, PATNA

Sri/Smt. Om Balajee Home Pvt Ltd who is identified by Sri..... Advocate Solemnly affirmed before me

Register of Sl. No. 43 Date 24/7/2021

56

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GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	22-JUL-2021 10:34:15
NAMES OF THE ACC/ REGISTERED USER :	SREI INFRASTRUCTURE FINANCE LIMITED
LOCATION :	CIVIL COURT PATNA
e-COURT RECEIPT NO :	BRCT1919D2119M299
e-COURT FEE AMOUNT :	₹ 95
	(Rupees Ninty Five Only)

BRCT1919D2119M299

₹5 BIHAR COURT FEE BRCT1925562F202BN 22-JUL-2021

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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.