WELFARE STAMP ₹25 BIHAR BRECR003C250100041826 16 Jan 2025

I, Sudha Kumari
who has have identified
by ..... Advocate
solemnly affirmed and declared
before me
23/9/25
Sukul Kumar Sharan
Notary Patna

Form 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-Declaration

Sl No. 29 Date 23/9/25

Affidavit cum Declaration of **Mr. Sudha Kumari(Partner M/s R.R. Builders and Infracon)**Partner of the Project **R.R Highline Tower** Located at **Mauza – Lakhnibigha, Plot No.-1312,1313(P),1407,1410,1412(P),1413 & 1414, Patna – 801 105 (Bihar)**.

I, **Mr. Sudhir Kumar** (Promoter of the Project) do hereby solemnly declare, undertake and stated as under:

1. That I have a legal title to the land on which the development of the project namely **R.R Highline Tower**Located at **Mauza – Lakhnibigha, Plot No.-1312,1313(P),1407,1410,1412(P),1413 & 1414, Patna – 801 105 (Bihar)**is proposed.
   Or
   (i) **Sri.Avinash Kumar,** (ii) **Sri Dhiraj Kumar Yadav & Sri Anil Kumar Singh,** (iii) **SriRajendra Singh & Sri Brijnandan Singh,** (iv)**Sri Satyendra Singh,** (v)**Smt. Siyajanki Devi,** (vi)**Sri Sanjay Kumar Choudhary& Others** (vii) **Smt. Deopari Gupta and** (viii) **M/s R.R Builders and Infracon(Landowners)** 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 from date of approval of **map i.e., Date of Commencement: - 30.09.2024 & Date of Completion: 29.09.2029.**

NOTARY SUKUL KUMAR SHARAN Addl. PATNA Regd. No. 2012 (Bl.2A) Exp. Date- 2027 GOVT. OF BIHAR

4. That Seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by 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 the promoter shall get the accounts audited within six months after the end of the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made hereunder.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For R.R. BUILDERS & INFRACON
Sudha Kumari
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.

For R.R. BUILDERS & INFRACON
Sudha Kumari
PARTNER
Deponent

Verified by me at **Patna**on this **23rd day of September 2025**

NOTARY
MUKUL KUMAR SHARAN
Area- PATNA
Regd.No.-ANOT 6920(J)
2012 (SL2A)
Exp. Date- 2027
GOVT. OF BIHAR

Identify the deponent
Signed/L.T.I in my presence
Advocate
23/9/25

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Government of Bihar

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e-Court Fee Receipt No.	:	BRECR003C250900032541
Date & Time	:	11-Sep-2025 11:33 AM
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)

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3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

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