

Sri/Smt.
Who has been identified by
Advocate, Signed, Affirmed and
declared before

SATYENDAR PRASAD
NOTARY, PATNA, BIHAR



Affidavit-cum-Declaration

FORM 'B'

See rule 3(4)

Affidavit cum-Declaration of Sujay Kumar, Pratibha Niwas, East Jaganpura, P.O. New Jaganpura, P.S Ramkrishnagar, Patna Bihar- 800027; in my capacity as Partner of M/s Sai Aaniket Infra LLP:

I, Sujay Kumar, Partner of M/s Sai Aaniket Infra LLP..and promoter of the proposed project "AANIKET URMILA COMPLEX" do hereby solemnly declare, undertake and state as under:

1. That I, Sujay Kumar, Partner of M/s Sai Aaniket Infra LLP.. and promoter of the proposed project "AANIKET URMILA COMPLEX" Or Jagmohan Singh, Vishwamohan Singh. have/has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner (Jagmohan Singh, Vishwamohan Singh) 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 [me / the promoter] is 15th April 2030.
4. That seventy per cent. of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

For SAI AANIKET INFRALLP

[Signature]
Designated 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.

Date: 24 / 07 / 2025 (dd/mm/yy)

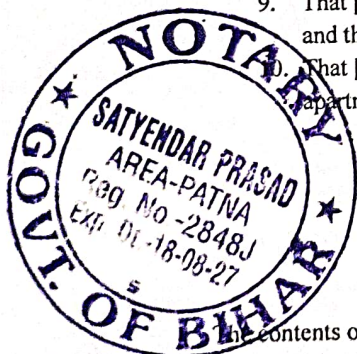
Place: PATNA

For SAI AANIKET INFRALLP

[Signature]
Designated Partner
Deponent

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

[Signature]
ADVOCATE



INDIA JUDICIAL
Government of Bihar

Government of Bihar

e-Court Fee

e-Court Fee Receipt No. BRECR003C25070003560

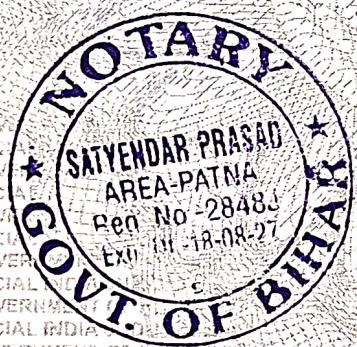
Date & Time: 14-Jul-2025 11:59 AM

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)



IN 250118.1954

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GOVERNMENT OF BIHAR
JUDICIAL DEPARTMENT
OFFICE OF THE JUDGE, DISTRICT COURT, PATNA
PATNA, BIHAR - 800 001
INDIA

Statutory Alert:

Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

3. In case of any discrepancy please inform the Competent Authority.

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