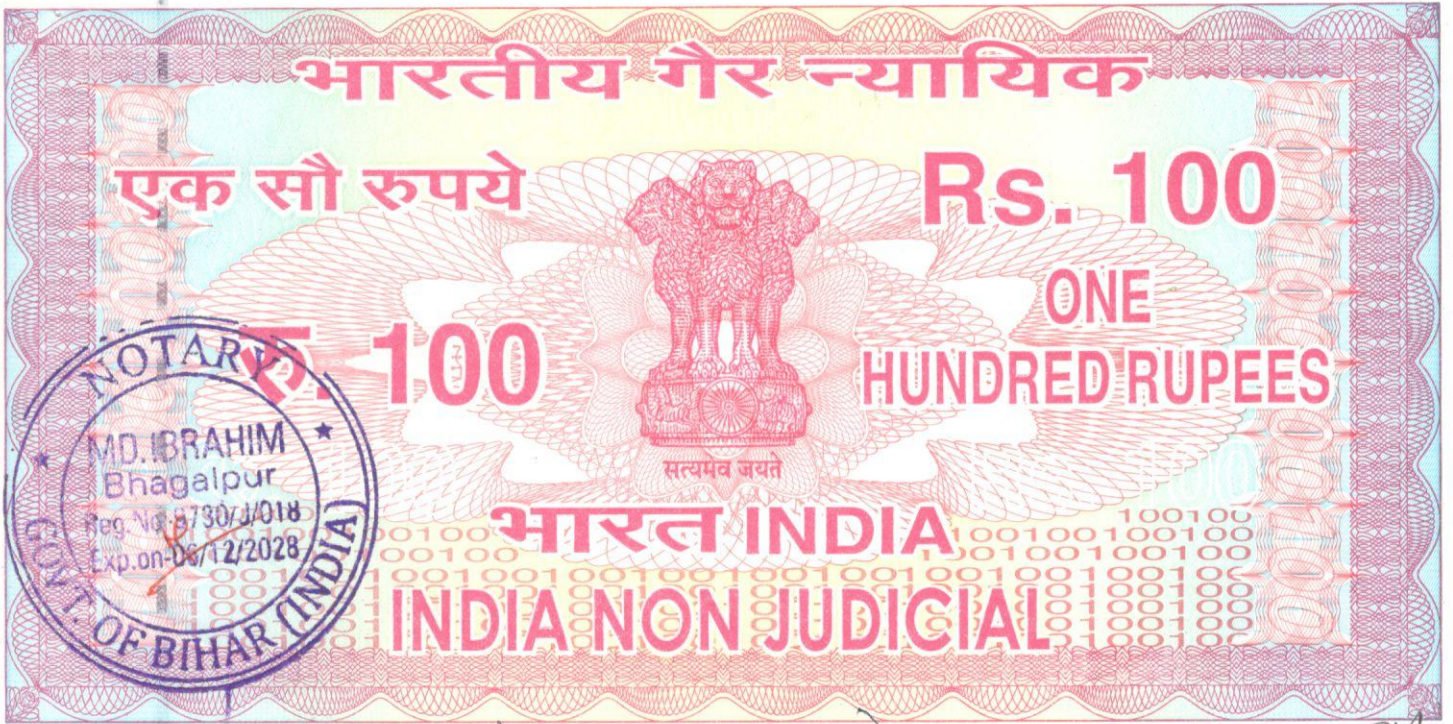




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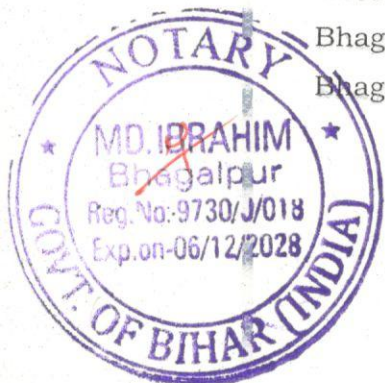
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SI (03) Date 29/10/2025

AFFIDAVIT

I, Basant Kumar Jain (Aadhar - 5663 5969 2580), Partner M/s Jain Constructions & Developers PAN - AAUFJ9196N GST No. 10AAUFJ9196N1ZG (Developer/Builder), Office - 83B/A, Bhagwan Mahavir Path, Shivchand Roy Chotelal Lane No. 1, Nath Nagar, Bhagalpur, Bihar - 812 006 has entered Development Agreement with through Registered Development Deed No. 11346 executed on 14.07.2025 at District Registry Office, Bhagalpur to construct a multi stories Apartment named as "MEERA KUNJ". Bishnu Kumar Jain, Karta - Bihnu Kumar Jain HUF Aadhar - 9619 6352 2012, PAN - AAHHB5089H Land Owner of vacant land of Khesara No. 1143, Khata No. 177, under P.S. No. W-23 totally admeasuring 491.45 square meters (12.1923 Decimal) situated at Mouza - Ward No. 23, Anchal - Nathnagar, Halka - Nagar Nigam, District - Bhagalpur, P.S. W-23, Town & District - Bhagalpur within the limit of Bhagalpur Municipal Corporation.



I, Basant Kumar Jain promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter 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 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 the date of commencement of project i.e. 30/06/2030.
4. That seventy percent of the amounts realized by 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 purposed.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 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 promoter shall take all the pending approvals on time, from competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 patna on this day of October 2025.

Deponent

Basant Kumar Jain

Deponent

Basant Kumar Jain



Sri/Smt. *Basant Kumar Jain*
Who is personally known and
Identified by.. *B. K. Jain*
Advocate solemnly affirmed and
Declared before me

29/10/25
Md. Ibrahim
NOTARY, BHAGALPUR