Sl. No. 673 Date 9/8/21

NOTARY A. K. Prasad Distt. PATNA Reg. No. 6920J/10/12 Ex.dt. 14.09.2022 GOVT. OF BIHAR

Affidavit-cum-Declaration

FORM 'B'

See rule 3(4)

Affidavit cum Declaration of **Mukesh Kumar, Resident of S/O Kumud Prasad Singh, Gram- Bihat Tola Gurudaspur, Post- Bihat, Thana- Barauni, Bihat, Begusarai Bihar- 851135 ; in my capacity as Director of M/s Anand Elevation Pvt. Ltd.:**

I, Mukesh Kumar, Director of M/s Anand Elevation Pvt. Ltd. [promoter of the project "**Niranjan Tower**"] do hereby solemnly declare, undertake and state as under:

1. That [I / the promoters] [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 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 promoters] is **3rd February, 2024.**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 promoters] 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 promoters] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promoters] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I / the promoters] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Shri/Smt. Mukesh Kumar Who is identified by B.K. Sinha Advocate/Representative, solemnly affirm & declare before me.

A. K. Prasad Advocate NOTARY Reg. No. 6920J/10/12

NOTARY A. K. Prasad Distt.-PATNA Reg. No.-6920J/10/12 Ex.dt.-14.09.2022 GOVT. OF BIHAR

Anand Elevation Pvt. Ltd.

Mukesh Kumar

Director

Deponent

Verification

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

Date: _____/_____/_____ (dd/mm/yy)

Place: _____

Anand Elevation Pvt. Ltd.

Mukesh Kumar.

Director

Deponent

I Identify the signature/L.T.I. who has signed in my presence

9.8.2021