NOTARY
AWADHESH KUMAR
Reg. No - 92/2022
Expiry Date - 9-07-2027
GOVT. OF BIHAR

Misc. No - 125/2022

Dated - 01/10/22

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. MANISH KUMAR DAFTARI, DIRECTOR – DAFTARI DEVELOPERS PVT. LTD.** promoter of the proposed project "**RAJBARI GRANDE**" duly authorized by the promoters of the proposed project, vide authorization dated 17th August 2022.

I, **Mr. MANISH KUMAR DAFTARI, DIRECTOR – DAFTARI DEVELOPERS PVT. LTD.,** 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 along with an authenticated development agreement between such owner and promoter for development of the said project..

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 **30 September 2027**.

4. **That** seventy per cent of the amounts realized by me/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 **That** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **That** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in

01/10/22
AWADHESH KUMAR
NOTARY
Kishanganj (Bihar) India
Authorised u/s 8(1) of The
Notary Act LIII of 1952
L No -6492/2022

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 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** 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 rules and regulations made under the Act.

Daftari Developers Pvt. Ltd.

Director

Deponent

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 **Kishanganj** on this 1st **th day of** October**, 2022.**

Daftari Developers Pvt. Ltd.

Director

Deponent

01/10/22

AWADHESH KUMAR
NOTARY
Kishanganj (Bihar) India
Authorised u/s 8(1) of The
Notary Act LIII of 1952
L No -648 /2022

NOTARY
AWADHESH KUMAR
Kishanganj(Bihar)
Reg.No.-648/2022
Expiry Date-28-07-2027
GOVT. OF BIHAR