No. 15632
Date 28 August 2024

Affidavit-cum-Declaration
FORM 'B'
See rule 3(4)

Affidavit cum Declaration of **Niteen Kumar, S/O Ram Deep Singh, R/O "55 Naya Tola, Saguna More, Danapur, Patna, 801503; in my capacity as Partner of M/s Aakarshan Buildcon:**

I, Niteen Kumar, Partner of M/s Aakarshan Buildcon . [promoter of the project "Parvati Sadan"] do hereby solemnly declare, undertake and state as under:

1. That I Niteen Kumar, Partner of M/s Aakarshan Buildcon . [promoter of the project "Parvati Sadan"] or Parvati Devi, have 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 (Parvati Devi) 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 **21st August, 2028.**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 there under.
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.

Aakarshan Buildcon
Saurabh Kumar
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: _____/_____/_____ (dd/mm/yy)

Place: _____

Aakarshan Buildcon
Saurabh Kumar
Partner
Deponent

Sri/ Smt ... Niteen Kumar
who is identified by Sri. K.C Verma
Advocate solemnly affirmed and
declared before me.

S. Kumar
Notary Public Danapur, Pat

I identify the deponent who has Signed/L.T.I in my Presence
K. C. Verma (Adv.)
28.8.2024
Advocate

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C240700019106
Date & Time	:	05-Jul-2024 02:44 PM
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)

NOTARY
S. Kumar
DANAPUR
Regi. No.
A/Not-69263-3
Ex.DL.-14-9-2027
Govt of Bihar (India)

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