No. 14983

Date 12.9.2022

FORM 'B'

[See rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WI[illegible]Y THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cut-Declaration

Mr. /Ms. Pawan Kumar (SHASHI ENCLAVE) ((promoter of the project/ duly authorized by the promoter of the project, vide its/his /their authorization dated 12/09/2022 (dd/mm/yy);

I, Pawan Kumar (Partner)

promoter of the project /duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That {I/Promoter} [have/has] a legal title to the land on which the development of the project is proposed or Landlord – Ajay Kr. Sinha, Ashwini Kumar Sinha and Smriti Prasad. [have/his] a legal title to the land on which the development of the proposed project is to be carried out
   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.
   Or
   That details of encumbrances _____ including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by [me/the promoter] is 30.08.2026
4. That seventy per cent. Of the amounts relished by [me/the promoter] for the real estate project from the allotters, 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 That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 withdraw by [me/the promoter] after it is certified by an engineer, an architect and a charter 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 practices, 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 [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.

Pawan Kumar
Deponent

NOTARY S. Kumar DANAPUR Regi. No. A/Non-6920J-8 Ex. Dt-14/9/2022 Govt. of Bihar (India)

YL 0000613454

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	06-JUN-2022 07:58:43
NAMES OF THE ACC/ REGISTERED USER :	SAHAJ RETAIL LIMITED
LOCATION :	Civil Court,Danapur
e-COURT RECEIPT NO :	BRCT0600F2230H950
e-COURT FEE AMOUNT :	₹ 95
	(Rupees Ninety-Five Only)

BRCT0600F2230H950

₹5
BIHAR COURT FEE
BRCT042335[illegible]F2249K
04-JUN-2022

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.sh
details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Date 12 / 09 / 2022 (dd/mm/yy)

Place _____

Deponent

NOTARY
S. Kumar
DANAPUR
Regi. No
A/Not-6920J-3
Ex. Dt-14/9/2022
Govt. of Bihar (India)

Sri/Smt. Pawan Kumar
who is identified by Sri. R.K. Singh
Advocate solemnly affirmed and
declared before me.

S. Kumar
Notary Public Danapur, Patna
12/9/022

Identify the Deponent who has
Signed in my Presence

R.K. Singh
Advocate
12/09/2022