

Sl. No. 17054
Date 15/12/22



Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Sudhir Kumar**, Son of Mr. Ramchandra Prasad Gupta, resident of Ramjichak, Digha, P.S. – Digha, Post- Bataganj , Town and District Patna, Bihar, Director of **Winsome Builder & Developers Private Limited**, (PAN- AACCW9143R), a company registered under the provision of companies Act, 2013, having its registered office at, 202, Shanti Heritage, Rukunpura, Bailey Road, District- Patna, BIHAR, PIN - 800014 promoter of the proposed project

I, **Sudhir Kumar** Director of **Winsome Builder & Developers Pvt. Ltd.** promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake have / has a legal title to the land on which the development of the project is proposed.

AND

1. 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 in which the project shall completed **31st March 2028**.
4. That the Name of the Project shall be "**Winsome P. R. Residency**"
5. That seventy per cent of the amounts realised 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.



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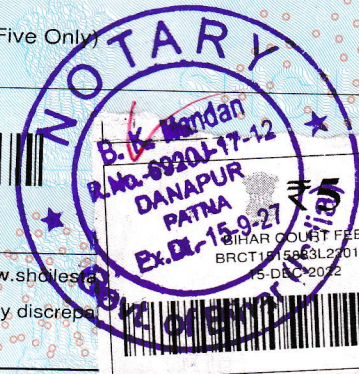
GOVERNMENT OF BIHAR
e-Court Fee



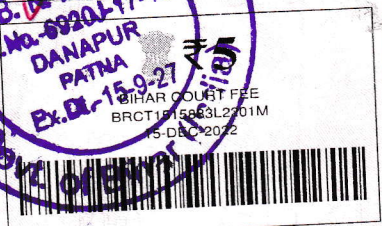
DATE & TIME : 14-DEC-2022 10:30:59
NAMES OF THE ACC/ REGISTERED USER : SAHAJ RETAIL LIMITED
LOCATION : Civil Court Danapur
e-COURT RECEIPT NO : BRCT1404L2228K458
e-COURT FEE AMOUNT : ₹ 95
(Rupees Ninety-Five Only)



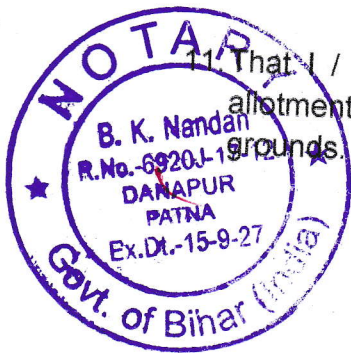
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6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified 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.
8. That I / 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.
9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I / 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.



Sudhis Kumar
Deponent

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 _____ on this ___ day of December 2022.

Sr./Smt. Sudhis Kumar
who is identified by Sr. S.K.D
Advocate solemnly affirmed
declared before me

Sudhis Kumar
Deponent

B. K. Nandan
Notary Public Danapur (Patna)

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also see Signed/Full T.I./E.T.I. in
the presence

Sudhis Kumar
Deponent