No. 9186
Date 23/09/24

WELFARE STAMP ₹25 BIHAR 16 Oct 2024
NOTARY A.K. Dwivedi DANAPUR R.No.-4925J/03 Ex.Dt.10-12-2028 Govt. of Bihar (India)

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

Affidavit cum Declaration of **Mr. Rabindra Prasad, Resident of Flat No. - 505, Basudham Appartment Kadam Kuan , Patna, Bihar, India - 800003, Bihar; the Director's of Gupta Homes Pvt. Ltd. and promoter of the proposed project "Kankarbagh Super Complex";**

I,Rabindra Prasad, director of M/s Gupta Homes Pvt.Ltd.and promoter of the proposed project "Kankarbagh Super Complex" do hereby solemnly declare, undertake and state as under:

1. That I,Rabindra Prasad, director of M/s Gupta Homes Pvt.Ltd. and promoter of the proposed project "Kankarbagh Super Complex" Or Shailesh Chandra, Smt. Kusum Devi, Smt. Uma Devi, Sri Umesh Chandra Singh, Smt. Rita Devi 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 (Shailesh Chandra, Smt. Kusum Devi, Smt. Uma Devi, Sri Umesh Chandra Singh, Smt. Rita 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 promoter] is **14th November 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 [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 thereunder.
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.

For GUPTA HOME'S PVT. LTD.

Deponent
Rabindra Prasad
Managing Director

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: _____

For GUPTA HOME'S PVT. LTD.
Deponent
Rabindra Prasad
Managing Director

Identify by Manoj Kumar Singh
Manoj Kumar Singh
Advocate
En. No.-2602/12
Mob:-9835513920

Sri/Smt. Rabindra Prasad who is identified by Sri Manoj Kumar Singh Advocate solemnly affirmed and declared before me.

23/09/24

A. K. Dwivedi
Notary Public Danapur

INDIA JUDICIAL
GOVERNMENT OF BIHAR
e-Court Fee

बिहार सरकार

Certificate No.	: **BR-JS-AJLXDWV5WV6NXMK**
Certificate Issued Date & Time	: 14-09-2024 08:42:58
Account Reference	: NA
Description of Document	: Courtfee with Litigant details
Name of Litigant	: CIVIL COURT PALIGANJ
Amount	: ₹100
Amount in Words	: Rupees One Hundred

BR-JS-AJLXDWV5WV6NXMK

NOTARY A.K. Dwivedi DANAPUR R.No.-4925/J/03 Ex.Dt.10-12-2028 Govt. of Bihar (India)

DIVISIONAL COURT PALIGANJ

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The Patliputra central Co-Op Bank Ltd.
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2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the competent Authority.