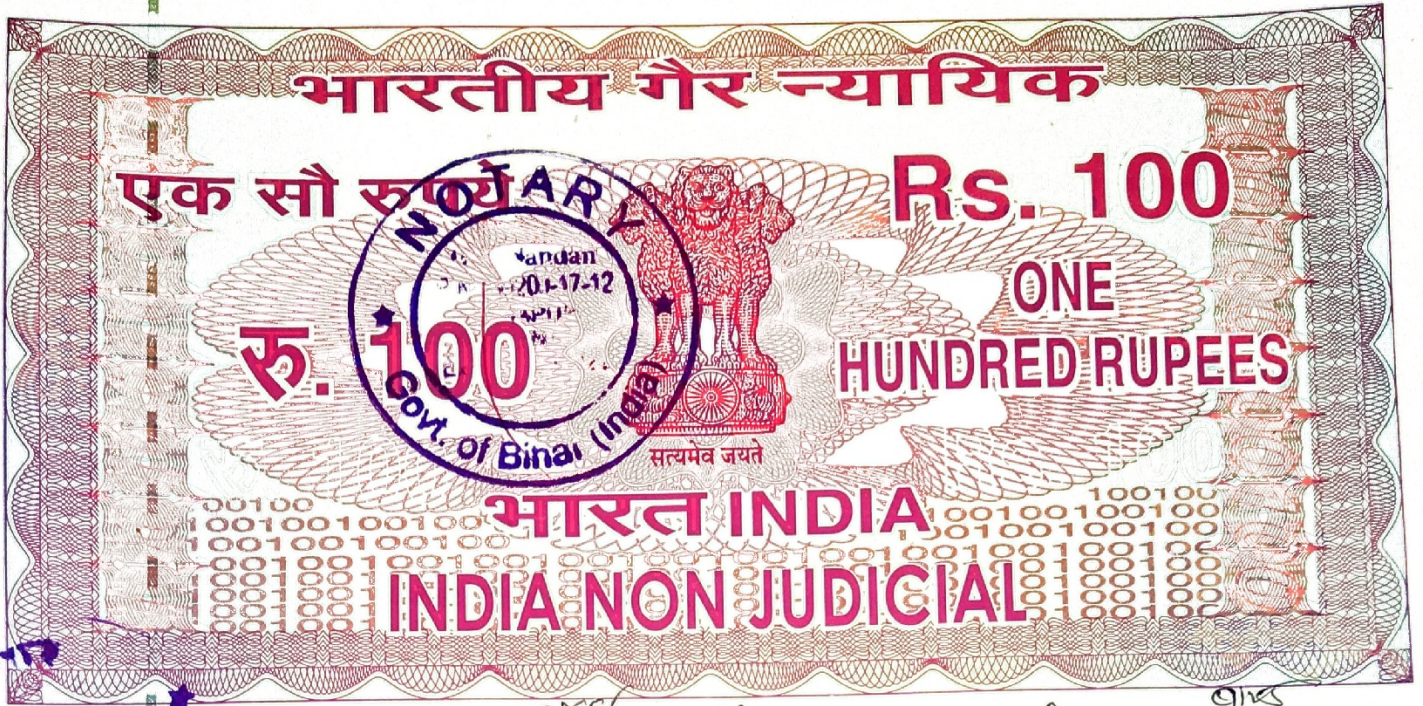




बिहार BIHAR

क्रम संख्या १८४६ तिथि २१/११/१९ पृष्ठ संख्या १
क्रैता का नाम एवं पता:- साई कृपा रियल्टर्स दानापुर-१२००
जवाहर लाल स्टांप विक्रय निबंधन कार्यालय दानापुर ला० न० २९/१९६४
Y 558805

FORM B

[See rule 3 (4)]

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Sanjeev Kumar (Aadhar No. 626377397864), Partner, Sai Kripa Realtors, Patna (Firm Registration No. F000148/2018) promoter of the project.

I, Sanjeev Kumar, promoter of the project do hereby solemnly declare, undertake and state as under:

1. That, Sanjeev Kumar, Promoter, has a legal title to the land by a Development Agreement registered at Sub Registration Office, Danapur, Vide Deed No. 14745 on 05.11.18 on which the development of the project "Winsome Pitamber Gold" is being 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.

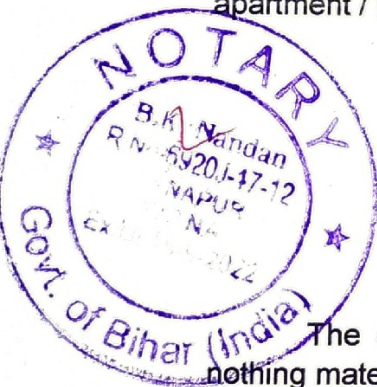
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 30th April 2025.



Sanjeev Kumar

4. That seventy percent of the amounts realised by the promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is proportion to the percentage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 utilized 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 act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of apartment / building, as the case may be.



Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Patna on this 7th day of NOV., 2019.

Ranjesh Kumar

Deponent.

Ranjesh Kumar

Deponent.

Sri/Smt. Ranjesh Kumar
who is identified by Sri. R. Nandan
Advocate solemnly affirmed and
declared before me.
[Signature]
Brajesh Kumar Nandan
Notary Public Danapur (Patna)

Ranjesh Kumar
RANVESH KUMAR
ADVOCATE
BAR ASSOCIATION
DANAPUR, PATNA (BIHAR) 07.11.19