FORM 'B'

[See rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SH
THE PROMOTER OR ANY PERSON AUTHORISED BY TH

WELFARE STAMP
बिहार BIHAR
BRST2607638J2109K
26-OCT-2021

Affidavit-cut-Declaration

Affidavit cum Declaration of Mr. /Ms. SWEETY SINGH (promoter of the project/ duly authorized by the promoter of the project, vide its/his /their authorization dated ____/____/_____(dd/mm/yy);

I, SWEETY SINGH (S.S. ENCLAVE)
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
   _____ [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 Completed
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 That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 character account 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.

Sweety Singh
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 26 / 10 /2021 (dd/mm/yy)

Place Patna

Sweety Singh
Deponent

I Identify The Deponent who has Signed/L.T.I. in my presence
Rakesh kr Jha
P.H.C. Advocate

Sl. No. 2002 Dated 26-10-2021
Authorised U/S 8(1) (a) of the notaries act 53 of 1952 & rule 11(3) (4) of the notary rules 1956

Sri/Smt. Sweety Singh
who is identify by sri R.K. Jha
Advocate solemnly affirmed and
declare before me
Rajiv Kumar
Notary Public
Patna High Court, Patna
26-10-2021

Sl. No. 2002 Dated 26-10-2021

IT 0001248602

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	26-OCT-2021 10:20:13
NAMES OF THE ACC/ REGISTERED USER :	BIHAR SHCIL PATNA
LOCATION :	HIGH COURT PATNA
NAME OF LITIGANT :	SWEETY SINGH
e-COURT RECEIPT NO :	BRCT2636J2119K861
e-COURT FEE AMOUNT :	₹ 100
	(Rupees One Hundred Only)

BRCT2636J2119K861

NOTARY Ragiv Kumar Patna High Court

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com. Any discrepancy in the 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.

भारत सरकार
GOVERNMENT OF INDIA



स्वीटी सिंह
Sweety Singh

जन्म वर्ष / Year of Birth : 1982
महिला / Female

9915 7745 6338

आधार – आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता :
W/O सिकंदर सिंह
वार्ड नंबर-29
धरमगंज, किशनगंज
बिहार, 855108

Address :
W/O Sikandar Singh
Ward No-29
Dharmganj, Kishanganj
Bihar, 855108

Aadhaar - Aam Aadmi Ka Adhikaar

ATTESTED
Ragv Kumar 26-10-2021
Ragiv Kumar
NOTARY P.H.C., Patna Bihar
Regd No. 307/2019

NOTARY
Ragiv Kumar
Patna High Court
Regd. No. 307/2019
Expiry Date- 5/1/2024
Ragiv Kumar 26/10/2021
GOVT. OF BIHAR

TO ,
The Secretary,
The Real Estate Regulatory Authority,
Bihar, Patna.

Date:- 29.11.2021

Sub- Application for registration of New Project..... S.S. ENCLAVE

Sir,

This is to state that I am the land owner as well as the developer of building in question and I am submitting all the required documents as required by Sec. 4 of RERA ACT for registration of my building in Authority.

I would like to inform you that I have purchased the project land from Mr Alok Chandra Ranjan dated 20/12/2018 vide sale deed No. 16715. That Sri Alok Ranjan was himself got the project map approved by the Competent Authority vide sanction plan no. 163/1309/2012 for personal residential propose dated 02/06/2012 and thereafter, did some work on the said land, but due to personal and financial hardship he sold the project land to me dated 20/12/2018 along with sanctioned map.

Then I thereafter continued to construct the building as per sanctioned plan for personal use without any sale, marketing, booking, advertisement and offer for sale and never invited any person in any manner for sale and now building is complete in all respect.

That it is pertinent to mention here that due to financial reason now I want to alienate this building to the prospective buyer and for this I need RERA registration of building in question.

This is also to inform you that I have constructed this building out of my personal fund and at present my building is complete in all prospective for which I have also applied for CC from the competent authority dated 29/11/21. I again emphasise that this building was constructed by me only for personal usage and I was never intended to sell this apartment to any person / allottee/ consumer but due to some financial as well as family issues I'm compelled to market this building as project for selling / allotment and before doing so I need RERA registration.

Kindly acknowledge and do the needful.

Your Faithfull,
Sweety Singh
Smt Sweety Singh,
W/o. Sikandar Prasad Singh.

Enclosed:-