

[See rule 3/4)

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
DEVELOPER  
OR ANY PERSON AUTHORISED BY THE DEVELOPER**

**Affidavit-Cum-declaration**

AFFIDAVIT CUM DECLARATION OF ARUN KUMAR SINGH S/o. SRINIWAS SINGH, IS RESIDENT OF 243, KHARNJA ROAD, NEW TARA CHAK, NEAR STATE BORING, DANAPUR, PATNA (ADHAAR NO- 6247 7287 3873) DIRECTOR OF SRINIWAS REALSTRUCTURE PVT. LTD. FOR THE PROJECT "SRINIWAS VILLAS" DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-\_\_\_\_\_.

I ARUN KUMAR SINGH S/o. SRINIWAS SINGH, IS RESIDENT OF 243, KHARNJA ROAD, NEW TARA CHAK, NEAR STATE BORING, DANAPUR, PATNA, BIHAR (DEVELOPER OF THE PROJECT DULLY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER "SRINIWAS VILLAS" PROJECT SHALL BE COMPLETED IN 04/08/2029.

1. THAT LAND OWNERS NAMELY 1. SHRI SUBODH KUMAR, S/O- LATE SUDHAKAR SHARMA, RESIDENT OF VILLEGE+POST- AMHARA, THANA- BIHTA, DISTRICT- PATNA, BIHAR, HAS 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 DEVELOPER FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERE WITH.
2. THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE DEVELOPER IS 04/08/2029
4. THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE DEVELOPER 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE DEVELOPER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
6. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
7. THAT THE DEVELOPER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND

SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH 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 DEVELOPER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
9. THAT THE DEVELOPER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.
10. THAT THE DEVELOPER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

SRINIWAS REALSTRUCTURE PVT. LTD.

Manish Kumar

Director

**DEPONENT**

**VERIFICATION**

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

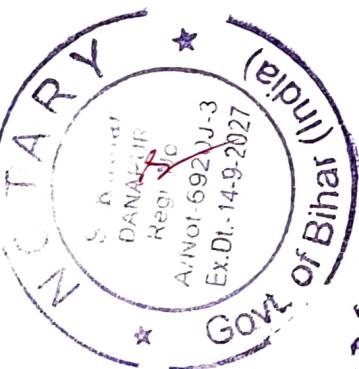
VERIFIED BY ME AT..... ON THIS.....DAY OF.....

SRINIWAS REALSTRUCTURE PVT. LTD.

Manish Kumar

Director

**DEPONENT**



Sri/Smt *Manish Kumar*  
who is identified by Sri *P.K. Singh*  
Advocate solemnly affirmed and  
declared before me.

Identify the deponent who has  
Signed/L.T. in my presence  
P. K. Singh

*S. Kumar*  
Notary Public, Patna, Bihar  
29/11/2024

Advocate 25-11-24



# INDIA JUDICIAL

## GOVERNMENT OF BIHAR

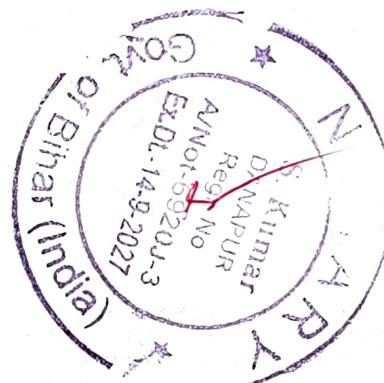
### e-Court Fee



Certificate No. : BR-JS-PVP4IKKIJTQTAYQ  
Certificate Issued Date & Time : 25-11-2024 15:31:59  
Account Reference : NA  
Description of Document : Courtfee with Litigant details  
Name of Litigant : CIVIL COURT DANAPUR  
Amount : ₹100  
Amount in Words : Rupees One Hundred



BR-JS-PVP4IKKIJTQTAYQ



Issued At  
The Patliputra central Co-Op Bank Ltd  
Patna-800001  
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#### Statutory Alert:

1. The authenticity of this certificate should be verified at <https://indiadigitalstamps.pitneybowes.com/> or using Mobile app. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
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.