



FORM 'B'

[See rule 3/4]

DECLARATION, SUPPOTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER

OR ANY PERSON AUTHORISED BY THE DEVELOPER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SHRI ROHIT KUMAR, S/O SHRI INDRADEV SINGH IS RESIDENT OF SWARN BHAWN, ROAD NO.- 4, SHIVAJI CHOWK, RAMKRISHNA NAGAR PATNA - 800027, BIHAR HAVUNG HIS (ADHAAR NO 702919301613.....) DIRECTOR OF SHREE LOK NATH BABA HOMES PRIVATE LIMITED FOR THE PROJECT "VRINDAVAN CITY" "DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE: -14/06/2024

I SHRI ROHIT KUMAR, S/O SHRI INDRADEV SINGH IS RESIDENT OF SWARN BHAWN, ROAD NO.- 4, SHIVAJI CHOWK, RAMKRISHNA NAGAR PATNA - 800027, BIHAR (DEVELOPER OF THE PROJECT DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER "VRINDAVAN CITY" PROJECT SHALL BE COMPLETED BY 29/04/2029.

THAT LAND OWNERS NAMELY (1) SHRI SHATUNJAY KUMAR, S/O LATE YOGENDRA PRASAD SINGH (2) SMT USHA DEVI, W/O UMASHANKAR SINGH BOTH ARE RESIDENT OF VILLAGE - GODHNA, POST - NEURA, THANA- BHITA, DISTRICT- PATNA, BIHAR -801113, (3) SMT RAMBHA DEVI, W/O SHRI SUNIL KUMAR SINGH, IS RESIDENT OF MOHAMMAD TOLA, BASANTPUR,DISTRICT- SIWAN, BIHAR- 841406, (4) SMT MAMTA ,D/O SHRI BIRENDRA KUMAR IS RESIDENT OF MAURYA VIHAR, ROAD NO.- 3, PHULWARISHARIF, KHAGUAL,PATNA- 801105, (5) SMT KAJAL ,W/O SHRI SUJEET KUMAR, IS RESIDING AT SHUSHU MANGALAM, KHAGUAL ROAD,MITHAPUR,PATNA-1, (6) SMT SARIKA RANJAN, W/O SHRI VINAY KUMAR IS RESIDENT OF FLAT NO- 604,SHIVAM RESIDENCY GARDEN,MAURYA PATH,KHAJPURA,PATNA-14, (7) SMT ANNU KUMARI, W/O SHRI NAVAL KISHORE IS RESIDENT OF FLAT NO.- 301, RADHIKA APARTMENT ,ROAD NO.-13 PATEL NAGAR,PATNA-25, (8) PRAHALAD LAL, S/O SHRI CHATURBHUI LAL, IS RESIDNET OF WARD NO- 3, GOVIND NAGAR,SASARAM, BIHAR-821113, (9) SMT SHAWANA PRAVEEN, W/O ARIF ASAD ANSARI, IS RESIDENT OF MAJID SAHEB COLONY.MADHUBANI, BIHAR- 854301, (10) SANGEETA ANANDRA, D/O SHRI SANTOSH KUMAR , IS RESIDENT OF MALAHI PAKRI, KANKARBAGH, PATNA- 20, (11) PRATIBHA KUMARI SINGH, W/O SHRI RAKESH KUMAR RAMAN IS RESIDENT OF VASTU GANAGA COLONY, GOLA ROAD ,WARD NO.-21, DANAPUR,PATNA-801503,



for Rohit Kumar

SHREE LOK NATH BABA HOMES PRIVATE LIMITED
FOR THE DEVELOPER

(12) SMT SUNITA SINGH, W/O SHRI RAM NIWESH SINGH, IS RESIDENT OF FLAT NO.- 201, OM ENCLAVE, PUNICHAK PATNA -23, DISTRICT - 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 29/04/2029.
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 COVERT THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FROM 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 FROM 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 IT COMPLIANCE WITH THE PROPORTION TO HE 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.

Amir Kumar
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.....

Amir Kumar
DEPONENT

IDENTIFY THE EVALUATOR, I, I, UNAN
AND SIGN IN MY PRESENCE

S. Hemant
14/6/24

