WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five
BRECR039C25120003308 4
08 Dec 2025

11084 8.12.25
Name Manish Kr. Soni
Father's/Mother's/Wife's of Sri S/o Surendra Pd. Saraff
Identified by Sri ..... Advocate
who appeared physically before me & Affirm of this affidavit
8/12/25

11084
8.12.25

FORM 'B'

[See rule 3/4)

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

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF **Mr. MANISH KUMAR SONI** S/o- SURENDRA PRASAD SARAF, IS RESIDENT OF **MAA JAGDAMBA COMPLEX, NEAR OVER BRIDGE, BALUA TAL, MOTIHARI, EAST CHAMPARAN, BIHAR** HAVING HIS (ADHAAR NO.- 4246 5973 8907) DIRECTOR OF **"HEJAL HOMES (OPC) PRIVATE LIMITED"** FOR THE PROJECT **"M.S. FAMILY VILLA"** DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-_____.

I **Mr. MANISH KUMAR SONI** S/o- SHRI SURENDRA PRASAD SARAF, IS RESIDENT OF **MAA JAGDAMBA COMPLEX, NEAR OVER BRIDGE, BALUA TAL, MOTIHARI, EAST CHAMPARAN, BIHAR** (DEVELOPER OF THE PROJECT DULLY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER **"M.S. FAMILY VILLA"** PROJECT SHALL BE COMPLETED IN **05-11-2028.**

1. THAT LAND OWNNERS NAMELY- **(I)MR. MOTILAL SAHNI AGED ABOUT 50 YEARS S/O- SHRI VAKEEL SAHNI, R/O- RAMGADHWA TOLA BADAHARWA, P.S.- MOTIHARI MUFFASIL, DISTRICT- EAST CHAMPARAN, BIHAR, (II)MRS. MEENA DEVI AGED ABOUT 49 YEARS W/O- MOTILAL SAHNI, R/O- RAMGADHWA TOLA BADAHARWA, P.S.- MOTIHARI MUFFASIL, DISTRICT- EAST CHAMPARAN, BIHAR, (III)VAKEEL SAHNI ALIAS ANUP KUMAR AGED ABOUT 33 YEARS S/O- LATE BHARAT SAHNI, R/O- FURSATPUR, P.S.- MOTIHARI MUFFASIL, DISTRICT- EAST CHAMPARAN, BIHAR, (IV)MUNNA SAHNI AGED ABOUT 37 YEARS S/O- LATE BHARAT SAHNI, R/O- FURSATPUR, P.S.- MOTIHARI MUFFASIL, DISTRICT- EAST CHAMPARAN, 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 **05-11-2028.**
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.

NOTARY PUBLIC GOVT. OF BIHAR (INDIA)
8/12/25

HEJAL HOMES (OPC) PRIVATE LIMITED
Manish Kumar Soni
DIRECTOR

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 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.

HEJAL HOMES (OPC) PRIVATE LIMITED

Manish Kumar Soni

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 Motihari ON THIS 8th DAY OF 2025

NOTARY PUBLIC
Ramesh Prasad Sinha
GOVT. OF BIHAR (INDIA)

HEJAL HOMES (OPC) PRIVATE LIMITED

Manish Kumar Soni

DEPONENT DIRECTOR

8/1/25

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No.	:	BRECR039C251100089500
Date & Time	:	29-Nov-2025 12:11 PM
Name of the ACC/ Registered User	:	District Co-operative Central Bank, Motihari
Location	:	Civil Court Motihari
Name of Applicant	:	DEPONENT
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

The Motihari Central Co-operative Bank Ltd. Motihari PAID

NOTARY PUBLIC
Ramesh Prasad Singh
Anchal-Sikrahana Dhaka, E.C.
Reg. No.: 93/92/7491/J
Exp.: 27.10.2025 to 26.10.2030
GOVT. OF BIHAR (INDIA)

11084
08-12-25

IN 2501905429

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan 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 users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.