

Sl No. 06 Date 2/4/2025

FORM 'B'

[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr Alok Agrawal, Partner, Mittal Infraspaces [promoter of the project] vide authorization letter dated 04.10.2024;

I, Alok Agrawal, promoter of the project Shanti Sheetal Apartments do hereby solemnly declare, undertake and state as under:

1. That Shri Gaurav Das, Smt Uttara Das, Shri Saurabh Kumar Das, Shri Subhankar Bagchi, Shri Shankar Bagchi, Smt Nandita Banerjee & Smt Bandita Chakraborty have a legal title to the land on which the development of the proposed project Shanti Sheetal Apartments is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement dated 04.10.2024 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 me is 26.01.2030

4. That seventy per cent of the amounts realised by me 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I 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 utilised for the project

and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I shall take all the pending approvals on time, from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY MD.IBRAHIM Bhagalpur Reg.No:9730/J/018 Exp.on-06/12/2028 GOVT. OF BIHAR (INDIA)

Deponent

Verification

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

Deponent

Date: 02.04.2025

Place: Bhagalpur

Identified by

02/04/25

Srl/Smt. Alok Agrawal
Who is personally known and
Identified by.....
Advocate solemnly affirmed and
Declared before me

Md. Ibrahim
NOTARY BHAGALPUR.

INDIA JUDICIAL
GOVERNMENT OF BIHAR
e-Court Fee

बिहार सरकार

Certificate No.	: BR-JS-B60Y8H5BKJYZ7OZ
Certificate Issued Date & Time	: 02-04-2025 12:00:18
Account Reference	: NA
Description of Document	: Courtfee with Litigant details
Name of Litigant	: ALOK AGRAWAL
Amount	: ₹100
Amount in Words	: Rupees One Hundred

BR-JS-B60Y8H5BKJYZ7OZ

06
27/4/25

NOTARY
MD.IBRAHIM
Bhagalpur
Reg.No:9730/J/018
Exp.on-06/12/2028
GOVT. OF BIHAR (INDIA)

CIVIL COURT
BHAGALPUR

Issued At
The Bhagalpur Central Co-Op Bank Ltd
Bhagalpur-812001
BH/1711/5900103

Statutory Alert:

1. The autheticity of this certificate should be verfied at https://indiadigitalstamps.pitneybowes.com/ or using Mobile app. Any discrepancy in the deatils 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.