No 2646/21

FORM 'B'

[See rule 4]



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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SANJEEV MISHRA, S/o. Shree Radheshyam Mishra, Gayatrinagar, Purnia -854301** Promoter of the proposed project **"PANORAMA CITY NX"** authorized as the promoter of the proposed project, vide authorization dated 17.07.2019.

I, **Mr. SANJEEV MISHRA**, promoter of the proposed project/duly authorized by the Developer (Simanchal Infratech Pvt. Ltd.) of the proposed project do hereby solemnly declare, undertake and state as under:

1. **That** promoter has a legal title to the land on which the development of the project is proposed.

OR

SANJEEV MISHRA has a legal title to the land on which the development of the project is carried out.

2. **That** the said land is free from all encumbrances.

AND

3. **That** the time period within which the project shall be completed by promoter is 48 Months i.e; (30.01.2025)

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 **That** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. **That** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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** the promoter 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** the promoter shall take all the pending approvals on time, from the compentent authorities.

9. **That** the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

संजीव मिश्रा
PAN - DDPPM0201N
Deponent

Verification

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

Verified by me at **Purnia** on this **22th day of January, 2020.**

संजीव मिश्रा
Deponent

25/1/21
ARUN KUMAR [illegible]
ADVOCATE
NOTARY PUBLIC
PURNEA (BIHAR)

NOTARY PUBLIC AUTHORISED UNDER OF THE NOTARIES ACT (ACT NO.-LII 1952) [illegible] THE CIVIL PROCEDURE [illegible] CRIMINAL PROCEDURE CODE (ACT NO.-1) OF 1973 ALSO UNDER OF THE EVIDENCE ACT 1872