No- 2645/21

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 HEIGHT T 1 & T2"** 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; (04.02.2025)

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 **That** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **That** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Deponent
PAN - DDPPM0201N

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 **25th day of January, 2020.**

संजीव मिश्र

Deponent

25/1/20

ARUN KUMAR BHARTI
ADVOCATE
NOTARY PUBLIC
PURNEA (BIHAR)