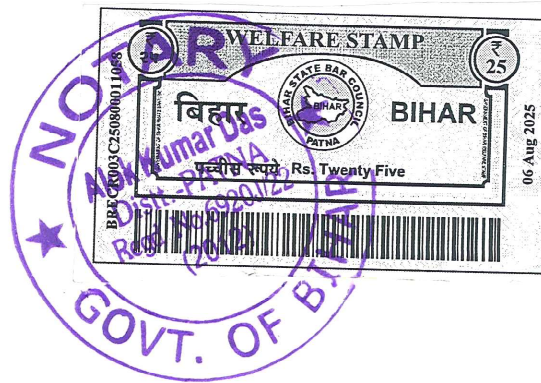


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Date 11-8-2025



Form 'B'

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. Sudhir Kumar** Promoter of the Project **Urmila Vamika Phase -II** Located at **Mauza – Rukunpura, Plot No.- 159, Mohalla – Anand Vihar Colony, Ward No.- 2, Patna.**

I, **Mr. Sudhir Kumar** (Promoter of the Project) do hereby solemnly declare, undertake and stated as under:

1. That I have a legal title to the land on which the development of the project namely **Urmila Vamika Phase -II** Located at **Mauza – Rukunpura, Plot No.- 159, Mohalla – Anand Vihar Colony, Ward No.- 2, Patna** is proposed.

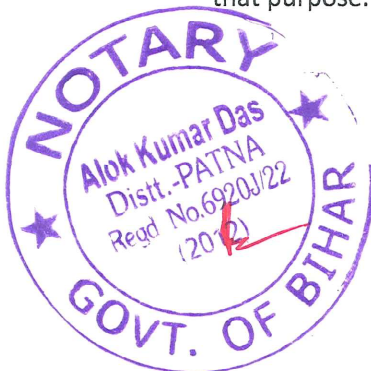
Or

(i) Smt. Urmila Devi W/o Late Naumi Singh, (ii) Smt. Indu Kumari D/o Late Naumi Singh , (iii) Smt. Indu Kumari D/o Late Naumi Singh, (iv) Kumari Bindu D/o Late Naumi Singh, (v) Kumari Mamta D/o Late Naumi Singh and (vi) Anamika D/o Late Naumi Singh (Landowners) have 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 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 the promoter is 60 months from date of approval of map i.e., **Date of Commencement: - 16.10.2024 & Date of Completion:-15.10.2029.**
4. That Seventy percent of the amounts realized by the 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.



Sudhir Kumar
who is Identified by Shri. *[Signature]*
Advocate, solemnly affirmed and
declared before me

[Signature]
Alok Kumar Das (Advocate)
Notary Public, Patna (Bihar)

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter 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 the 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 utilized 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 competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made hereunder.
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.

 Sudhir Kumar

Deponent

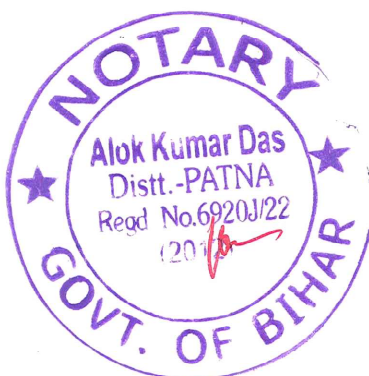
Verification

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 Patna on this 11th day of August 2025

 Sudhir Kumar

Deponent



*I identify the deponent who has
Signed L.T.I. in my presence,*

 Arun Kumar

ATTESTED
11/8/25

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Name of the ACC/Registered User : Bihar State Co-operative Bank, SCB

Name of Applicant : CIVIL COURT PATNA

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enbandhan.bihar.gov.in/> or using enbandhan 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.

[illegible]