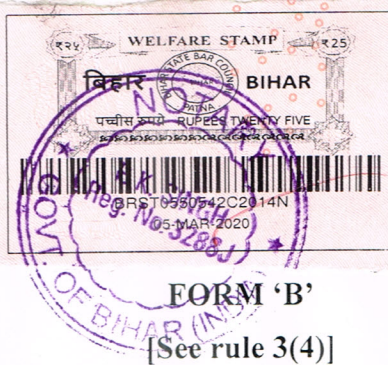




Sl. No. 45 Date 24.5.20

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

AFFIDAVIT CUM DECLARATION

I, Ashish Ranjan, S/o Sanjay Ranjan as Authorized Signatory of the promoter company **M/s KUBER AASHIYANA PRIVATE LIMITED**, having its registered office at Moti Kochwan Lane, North of D.I.G Residence, P.S – Barari, P.O. and Dist. – Bhagalpur in the State of Bihar, PIN – 812001, Promoter of the proposed project “**DEV PALACE**” do hereby solemnly declare, undertake and state as under:

1. That I 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 36 months i.e. **09-06-2023**.
4. That seventy per cent of the amounts realised by [me/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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



FOR KUBER AASHIYANA PRIVATE LTD.

Ashish Rajan
DIRECTOR
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 Bhagalpur on this 29th day of May 2020.

*Identified by
Manoj Kumar Singh
Adv.*

Manoj Kumar Singh
Advocate
En. No.-2602/12

FOR KUBER AASHIYANA PRIVATE LTD.

Ashish Rajan
DIRECTOR
Deponent

Ashish Rajan
Who is identified by.....
Advocate Solemnly Affirmed
Declared before me
29.5.20
Pawan K. Singh
NOTARY, BHAGALPUR

CHCIL

HS 0000600993

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :

05-MAR-2020 13:14:55

NAMES OF THE ACC/ REGISTERED USER :

BIHAR SHCIL PATNA

LOCATION :

HIGH COURT PATNA

NAME OF LITIGANT :

MANOJ KUMAR

e-COURT RECEIPT NO :

BRCT0525C2014N400

e-COURT FEE AMOUNT :

₹ 100

(Rupees One Hundred Only)

Manoj
Manoj Kumar Singh
Advocate
En. No.-2602/12



BRCT0525C2014N400

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com. Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.