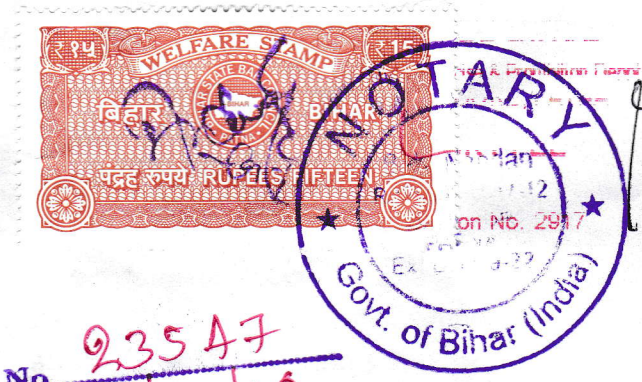


SL No 23547
Date 01/10/18

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Sudhir Kumar**, Son of Mr. Ramchandra Prasad Gupta, resident of Ramjichak, Digha, P.S. – Digha, Post- Bataganj , Town and District Patna, Bihar, partner of **Winsome Builders & Associates** a partnership firm registred under the Indian Partnership Act, 1932 having its Principle Place of business at 202, Shanti Heritage, Rukanpura, Bailey road, Danapur, P.S. – Rupaspur, District – Patna in the State of Bihar promoter of the proposed project

I, **Sudhir Kumar** partner of **Winsome Builders & Associates** promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake have / has a legal title to the land on which the development of the project is proposed.

AND

1. 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.

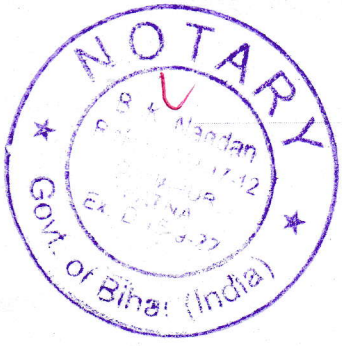
2. That the said land is free from all encumbrances.

3. That the time in which the project shall completed **December 2022**

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I / 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.

NOTARY
B. K. Nandan
Govt. of Bihar (India)

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 Danapur on this 01 day of **October 2018.**

Sudhir Kumar
Deponent

Sri/Smt. Sudhir Kumar
who is identified by Sri. P. Kumar
Advocate solemnly affirmed and declared before me.
01/10/18
Brajesh Kumar Nandan
Notary Public Danapur (Patna)

Pradeep Kumar
1/10/18

I identify the deponent, Executant who has Signed/Put L.T.I./R.T.I. in my presence

Advocate.