



FORM 'B' [See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Kumar S/o Late Sukhdeo Sinha is director of M/s Kumar Buildcon Pvt. Ltd (promoter) of the proposed project **J. B. Enclave;**

I, Narendra Kumar promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. Smt. Bina Jha and Smt. Gayatri Devi has 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 alongwith an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

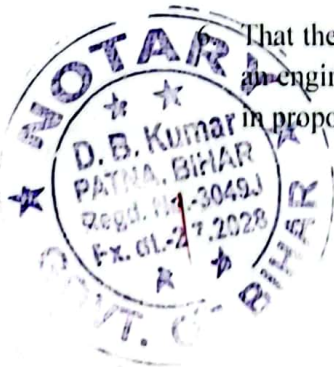
2. Proposed project **J. B. Enclave** land belongs to **SMT. BINA JHA W/O SRI ASHOK KUMAR JHA & SMT. GAYATRI SINGH W/o SRI CHANDRAMADITYA SINGH** and both owner assure that tha said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is **31/03/2028**.

4. That seventy per cent of the amounts realised by 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall we withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Wamshu Kumar

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from. Verified by me at Patna on this 2nd day of March-2023.

Wamshu Kumar

Deponent



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T.L. who has have affir in my
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02/03/23
Wamshu Kumar