



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 ROUNAK HOMES PRIVATE LIMITED, (CIN-U45400BR2008PTC013384),, OFFICE- L/26, ROAD NO.- 2, SRI KRISHNA NAGAR, P.S.- BUDHA COLONY, PATNA, BIHAR- 800001. PROMOTER of the proposed project/duly authorized by the promoter of the proposed project- "SAHAY NIWAS", vide its/his/their authorization dated- 28.05.2024.

LANJANI KUMAR SINHA duly authorised by the promoter of the proposed project do hereby solemnly a declare, undertake and state as under:-

Sri Nath Narayan Vasudeva S/O LATE Kaushal Man Mohan Resident of 2972, Green Rose, Vijaya Gardens, Baridih. Jamshedpur, East Singhbhum – 831017.

Mr. Nageshwar Mahadev, S/o Late Kaushal Man Mohan, Resident of "Sahay Niwas,D/10 Sadhnapuri, P.S. Gardanibagh, District Patna-800001

(3). Mr. Ranjan Mohan, S/o Late Kaushal Man Mohan, Resident of Sahay-Niwas, D/10 Sadhnapuri, P.s, Gardanibagh, district, Patna-800001.are the absolute and lawful Land owner of KHATA NO. – 42, plot No. -1940 Tauzi no. – 388, Mauza – Dhakanpura, Thana no- 7, Thana – Gardanibagh, District –Patna. Total measuring an area 15.78 decimal (5.05 Katha) and 6873.13 square feet Tehsil & District Patna situated at Tehsil & District- Patna vide deed no. - 4896, dated – 27/03/2023, Serial No. – 5213, Book No. – 1 AND Deed No. - 6232, dated -20/05/2024, Serial No. - 6822, Book No. – 1, Registered at the office of the Sub-Registrar. The Owner and the Promoter have entered into a development agreement dated 27/03/2023 registered as deed No. – 4896, serial No. - 5213 Circle – Patna, Book No. – 1 and Deed No. - 6232, serial No. - 6822, Book No. – 1, Circle – Patna at the office of the Sub-Registrar- Patna have/has a legal title to the land owners 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.
- 1. That the said land is free from encumbrances.



That details of encumbrances 15 years including details of any rights, title, interest or name of any party in or over such land, along with details.

- That the time period within which the project shall be completed by promoter is 31st March 2026.
- 3. That seventy percent 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.
- 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 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.
- 6. That promoter shall get the accounts audited with 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.
- 7. That promoter shall take all the pending approvals on time, from the competent authorities.
- That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, a the case may be, on any grounds.

For ROUNAK HOMES PRIVATE LIMITED

Deponent

Verification

Thew contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at PATNA on this 28th day of May 2024 .

For ROUNAK HOMES PRIVATE LIMITED

Deponent

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e-Court Fee Receipt No. MENT OF BHAS BRECR003C240500074866

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

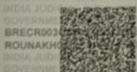
Civil Court Patna

ROUNAK HOMES PRIVATE LIMITED Name of Applicant

100 (One Hundred Rupees Only) e-Court Fee Amount



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

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