FORM – B

[See Rule 3(4)]

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- **"GAMI CENTRE",** vide its/his/their authorization dated- 29.03.2023.

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

1. Sri Nishitth Gami S/O Late Nagendra Kumar Gami 2. Sri Bimal Kumar Gami S/O Late Shivnandan Gami 3. Sri Nirmal Kumar Gami S/O Kate Shivnandan Gami 4. Sri Sunil Kumar Gami S/O Late Ramprakash Gami, 5. Smt. Asha Devi W/O Late Om Prakash Gami, 6. Mala Devi W/Po Late Jay Prakash Gami 7. Sri Pradeep Kumar Gami S/O Late Ramavtar Gami. 8. Smt. Godawari Gami W/O Late Ramlala Gami. 9. Smt. Mira Devi W/O Late Syam Kumar Gami. 10. Sri Rajesh Kumar Gami S/O Late Rajendra Prasad Gami. 11. Sri Ramesh Kumar Gami S/O Late Rajendra Prasad Gami 12. Sri Sunil Kumar Gami. S/O Sri Harendra Kumar Gami.

All Resident of Mohalla- Sahganj, Benta, V/.I.P. Road, Near UCO Bank, P.S. - Lahariasarai. Darbhanga (Bihar) – 846001. At present residing at Mohalla- Sahganj, Benta, V/.I.P. Road, Near UCO Bank, P.S. - Lahariasarai. Darbhanga (Bihar) – 846001 is the absolute and lawful Land owner of KHATA NO. – 151, Plot no. -1354 Mauza – Govindpur, Thana no- 490, Thana - Lahariasarai District –Darbhanga. 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.

2. That the said land is free from encumbrances.

OR

For Rounak Homes Pvt. Ltd.

Director

Sri/Smt... Deponent's Signature
Identified by.....
Advocate, Solemnly affirmed and declared before me
ARUN KUMAR PATEL
Date 27.10.2023
No. 1256

That details of encumbrances 30 years including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter is 31st March 2027.
4. 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.
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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has 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, a the case may be, on any grounds.

For Rounak Homes Pvt. Ltd.

Director

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 27th October 2023.

For Rounak Homes Pvt. Ltd.

Director

For **ROUNAK HOMES PRIVATE LIMITED**

Deponent

I identified the Signature/ LTI/RTI of Deponent, who has signed in my presence

ADVOCATE 27/10/2023

Prohibition Excise &
Registration Department,
Government of Bihar

INDIA NON JUDICIAL

Other

First Party Name * : Not Applicable

Second Party Name * : RAUNAK HOMES PRIVATE LIMITED

Purchased By * : RAUNAK HOMES PRIVATE LIMITED

Certificate Number	: BR038156541698395524764
Consideration Price	: ₹0.00/-
Stamp Duty Paid	: ₹100.00/-
Registration Fee & Other Fees	: ₹0.00/-
LLR & Proc Fee	: ₹0.00/-
Miscellaneous Fees	: ₹0.00/-
Discore SC	: ₹0.00/-
Total Amount	: ₹100.00/- (One Hundred)

---------- This stamp paper will only be valid if embossed below with special RED ink impression ----------

Bihar State Co-Op. Bank Ltd. Branch, Patna

Phone No:
Sold To/Issued To:
RAUNAK HOMES PRIVATE
For Whom/ID Proof:
RAUNAK HOMES PRIVATE

भारत INDIA
INDIA NON JUDICIAL
D S R OFFICE
PATNA SADAR
800001
BIHAR
बिहार
सत्यमेव जयते
भारतीय गैर न्यायिक

OCT-27-2023 14:03:34

₹ 0000100/-

ZERO ZERO ZERO ZERO ONE ZERO ZERO

Other

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3816654 82190

NOTARY GOVT. OF BIHAR
ARUN KUMAR
PATNA
Reg. No. 2586/J
Exp. Date 13/7/2028