

01/01/2022



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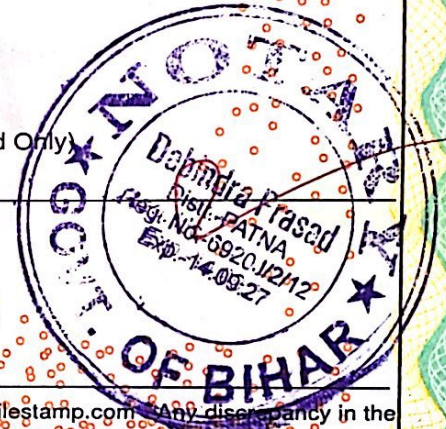
**GOVERNMENT OF BIHAR
e-Court Fee**



DATE & TIME : 20-SEP-2022 12:31:08
NAMES OF THE ACC/ REGISTERED USER : SAHAJ RETAIL LIMITED
LOCATION : CIVIL COURT, PATNA
NAME OF LITIGANT : NEERAJ KUMAR
e-COURT RECEIPT NO : BRCT2024I2230M495
e-COURT FEE AMOUNT : ₹ 100
(Rupees One Hundred Only)



BRCT2024I2230M495



Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcjestamp.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.

Affidavit-cum-Declaration



Affidavit-cum-Declaration-of Mr. Neeraj Kumar promoter of the project / duly authorized by the promoter of the project, vide it/his/their authorization of the project name **TWIN TOWER**

I, Mr. Neeraj Kumar promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state asunder:

1.) That Mr. Neeraj Kumar [have / has] a legal title to the land on which the development of the project is proposed to be carried out and Mr. Neeraj Kumar [have/has] a legal title to the land on which the development of the proposed project is 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 enclosed herewith Namely – **TWIN TOWER**

2.) That the said land is free from all encumbrances. or That details of encumbrances certificate including the details of any rights, title, interest, dues, litigation and the name of any party in or over such land.

3.) That the time period within which the project shall be completed by [me / the promoter] is 31/12/2028

4.) That seventy per cent of the amounts realized 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 we used only for that purpose.

5.) That the amounts from the separate account, to cover the, cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

6.) That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant



GEETANJALI REALTECH PVT. LTD.

Neeraj Kumar
Director

1186
28/12/2017
Serial No.
Notary
Notary Reg. No. -6920/12/2012
Dabindra Prasad, Advocate
Notary, Reg. No. -6920/12/2012
Notary is witnessed by
Representative Solemnly
Attested & declared before me.
Notary

in practice that the withdrawal is in proportion, to be percentage of completion of the project.

- 7.) That [I/ 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8.) That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.
- 9.) That [I/ the promoter] [have / has] furnished such other documents as have been prescribed by the Act and rules and regulations made there under.
- 10.) That [I/ the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

GEETANJALI REALTECH PVT. LTD.

Neeraj Kumar

Director

Deponent

Verification

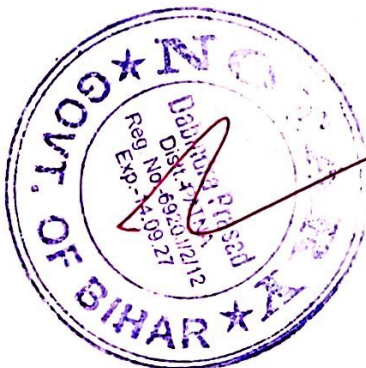
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at _____ on _____ this day of _____

GEETANJALI REALTECH PVT. LTD.

Neeraj Kumar

Director

Deponent



I identified the signature/L.T.I.
who has Signed in my presence
Mohit Ray
20/9/22
Advocate