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IT. OF BIHAR
on Excise & Prohibition Taxes
sa Sagar Purse
FORM B
[See rule 5(6)]

Authorization No. 2314



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17-07-18

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JUDICIAL
29.8.2018
BIHAR

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

Affidavit cum Declaration

No - 908/18

N. R. S. Developers

Affidavit cum Declaration of Mr./Ms. _____ promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization
dated _____

I, Sagar Rana Rachanya promoter of the proposed project / duly authorized by the promoter of
the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development
of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is
to be carried out

AND

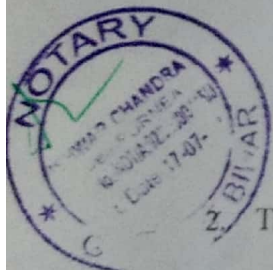
a legally valid authentication of title of such land along with an authenticated
copy of the agreement between such owner and promoter for development of the
real estate project is enclosed herewith.

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

OR

That details of encumbrances _____ including dues and litigation, 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 me/promoter from the
date of registration of project;
4. (a) For new projects :
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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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

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.

Identified by
Prakash Thakur
Advocate

Deponent

Verification

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

Verified by me at _____ on this _____ day of _____.

Sagar Bhattacharya

Deponent



Identified by
Prakesh Thakur
Advocate
29/8/18

29.8.18

STATE PUBLIC AS MONIES 3/8-5/18
THE NOTARIES ACT (ACT NO. LII OF 1862
1/1-3(4) OF THE ACT U/S-139(aa) OF THE
CIVIL PROCEDURE CODE (ACT NO. V OF
1908) U/S 297(1)(C) OF THE CRIMINAL
PROCEDURE CODE (ACT NO. II OF 1973). AND
AS U/S OF THE EVIDENCE ACT 18