

11/Smt. Saroj Bala

Deponent's Signature/L.T.I

Identified by.....
Advocate, Solemnly affirmed and
declared before me.

D.K. SINHA

NOTARY IN

30/4/22



FORM 'B'

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 Saroj Bala, as Director of Lovely Rani Construction Pvt Ltd
Patna, promoter of the project do hereby solemnly declare,

- I Saroj Bala Dir. Lovely Rani Construction Pvt Ltd
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 along with an authenticated copy of the agreement
between such owner and promoter for development of the real estate project is enclosed herewith.
- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by the promoter is (.....)
Years w.e.f. 30.04.2022
- That the seventy percent of the amounts realised by me 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- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by
me in the proportion to the percentage of completion of the project.
- That the amounts from the separate account shall be withdrawn by me after it is certified by an
engineer, an architect and the chartered accountant in practice that the withdrawal is in proportion
to the percentage of completion of the project.
- That we shall get the accounts audited within six months after 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.
- That we shall take all the pending approvals on time, from the competent authorities.
- That we have furnished such other documents as have been prescribed by the Act and the rules and
regulations made hereunder.
- That we shall not discriminate against any allottee at the time of allotment of any apartment, plot
or building, as the case may be.

Verification

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

Date :- 30.04.2022

Place :- Patna

Saroj Bala
Deponent

Director

Saroj Bala
Deponent

Director

I, Identify the deponent
who, Signed in my presence
30-4-22