Sri/Smt. Upnesh Kumar
who is being identified by
advocate solemnly affirm
and declare before me.

31.7.18

MATHURA PD.
NOTARY, PATNA

FORM "B"

[See rule 3(4))]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Upnesh Kumar, Director of M/s Nutan Realtors Pvt Ltd, promoter of the project;

I, Upnesh Kumar, Director of M/s Nutan Realtors Pvt Ltd, promoter of the project, do hereby solemnly declare, undertake and state as under;

1. Sri Ranjeet Kumar Singh, Ajay Kumar Singh and Sri Rajesh Kumar have a legal title to the land on which the development of the proposed project is to be carried out.

   And

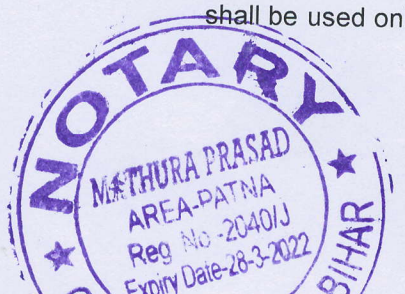
   A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land id free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 2 years and 3 months or within such period (due to non-availability of raw material, labour etc. or natural calamities or act of enemies, terrorists etc. or other circumstances beyond our control), if any, as may be extended by the Bihar Real Estate Regulatory Authority.

4. That seventy per cent. Of the amount realized by the promoter for the real estate project from the allottess, from time to time, shall be deposited in a separated 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.

No. 1235 Date 31.7.18



5. That the amount from the separated account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amount from the separated account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rule and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time allotment of any apartment, plot or building, as the case may be.

Verification

Deponent

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 Patna on this ..... day of ..... two thousand eighteen.

Deponent

NOTARY
MATHURA PRASAD
ADVOCATE PATNA
Reg.No.2040/J
Expiry Date-28-3-2022
GOVERNMENT OF BIHAR

Identify the Deponent
Signature/L.T.I. Who has
have affixed in My Presence
Advocate
27-7-18