



FORM 'B'

[See rule 3(4)]

Affidavit-cum-Declaration

Affidavit cum Declaration of [Mr. PARAS KUMAR] [promoter of the project/ duly authorised by the promoter of the project, vide its/ his/ their authorisation dates];

I, PARAS KUMAR [promoter of the project / duly authorised by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That [I PARAS KUMAR [have /has] a legal title to the land on which the development of the project is proposed or

   SUNRISE RUPASPUR CITY [have /has] a legal title to the land on which the development of the proposed

   Project is to be carried out

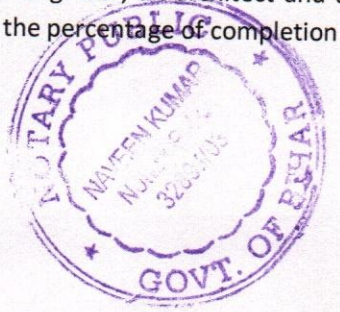
   And

   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 projects is enclosed herewith.

2. That the said land is free from all encumbrances. Or

   That details of encumbrances FROM DANAPUR, PATNA including details of any rights, titles interest, dues, litigation and 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 **August, 2027**.
4. That seventy per cent. of the amounts realised 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 be 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by [me /the promoter] in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.



Sunrise Sai Developer's Pvt. Ltd.

Paraskumar

Director

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 singed by such chartered accountant and it shall by 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 [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 the rules and regulations made thereunder.

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.

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.

Sunrise Sai Developer's Pvt. Ltd.

Paraskumar.

Director

Deponent

NOTARY PUBLIC
NAVEEN KUMAR
Notary Public
3289/03
GOVT. OF ESTAR

Identify the deponent who Signed in my [illegible]

29/12/20