



Paras Kumar  
who has/have identified by...  
Advocate, solemnly affirmed and  
declared before me

SURESH PRASAD  
NOTARY  
PATNA

## 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 (Director Sunrise Sai Developers Pvt. Ltd.) [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 SAI ENCLAVE [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 **30/09/2026**.
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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by [me /the promoter] in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
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

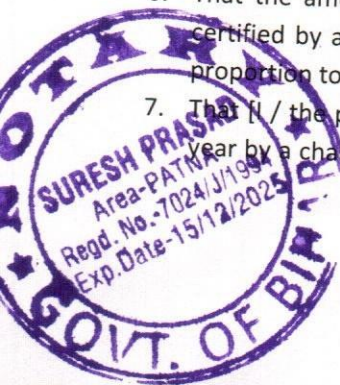
Sunrise Sai Developers Pvt. Ltd

Paras Kumar

Director

25/02/22

No. 4077 Date 25.5.2022



- 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 Patna on this 25.5.2022 day of.

Sunrise Sai Developers Pvt. Ltd

Param Kumar,

Deponent Director

25/05/22



I, identify the deponent who has  
Signed/L.T. in my presence

*[Signature]*  
Advocate



07/01/2022

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GOVERNMENT OF BIHAR  
e-Court Fee



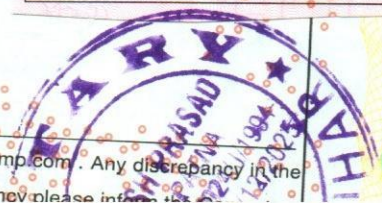
DATE & TIME: 20-MAY-2022 13:08:42  
NAMES OF THE ACC/ REGISTERED USER : SREI INFRASTRUCTURE FINANCE LIMITED

LOCATION:

e-COURT RECEIPT NO : CIVIL COURT PATNA  
e-COURT FEE AMOUNT : BRCT2058E2213K403  
₹ 95  
( Rupees Ninety-Five Only)

₹5  
BIHAR COURT FEE  
BRCT2417100E22351  
24-MAY-2022

BRCT2058E2213K403



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