WELFARE STAMP BIHAR बिहार पच्चीस रूपये Rs. Twenty Five

NOTARY A.K. Dwivedi DANAPUR R.No.-4925J/03 Ex.Dt.10-12-2028 Govt. of Bihar (India)

No. 9880
Date 25/11/24

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPROTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SANJEEV KUMAR (ADHAAR NO-626377397864) PARTNER OF WINSOME INFRASTRUCTURE FOR THE PROJECT "WINSOME EMPIRE BLOCK F,G & H "DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:

I SANJEEV KUMAR (PROMOTER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER.

"WINSOME EMPIRE BLOCK F, G & H" PROJECT WILL BE COMPLETED IN 25-12-2029

1. THAT PROMOTER AND LAND OWNERS NAMELY 1.MR. UDAI NARAYAN, MR. ABHAY NARAYAN, MR.VIJAY NARAYAN S/O LT.HARI NARAYAN PRASAD 2.SHREE KULDEV MANDAL S/O LT.SINGESHWAR MANDAL 3.SMT.KIRAN DEVI W/O MR.KULDEV MANDAL 4. MISS. MADHU RIMA KIRAN D/O KULDEV MANDAL HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS PROPOSED 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 IS FREE FROM ALL ENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS 25-12-2029.
4. THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.

NOTARY A.K. Dwivedi DANAPUR R.No.-4925J/03 Ex.Dt.10-12-2028 Govt. of Bihar (India)

INDIA JUDICIAL
GOVERNMENT OF BIHAR
e-Court Fee

बिहार सरकार

Certificate No.	: **BR-JS-DODJUUO9YAKCXOG**
Certificate Issued Date & Time	: 25-11-2024 12:09:50
Account Reference	: NA
Description of Document	: Courtfee with Litigant details
Name of Litigant	: CIVIL COURT DANAPUR
Amount	: ₹100
Amount in Words	: Rupees One Hundred

PATLIPUTRA CENTRAL CO-OPERATIVE BANK LTD. DANAPUR (E-COURT)

BR-JS-DODJUUO9YAKCXOG

NOTARY A.K. Dwivedi DANAPUR R.No.-4825/03 Ex.Dt.10-12-2028 Govt. Of Bihar (India)

CIVIL COURT DANAPUR

Issued At
The Patliputra central Co-Op Bank Ltd
Patna-800001
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Statutory Alert:

1. The autheticity of this certificate should be verfied at https://indiadigitalstamps.pitneybowes.com/ or using Mobile app. Any discrepancy in the deatils on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the competent Authority.

5. THAT THE AMOUNT FROM THE SEPARATE 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 FORMS THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE Govt. ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
7. THAT THE PROMOTER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.
8. THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
9. THAT THE PROMOTER HAS FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.
10. THAT [I/the PROMOTER] SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

DEPONENT

Sanjeev kumar

VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.VERIFIED BY ME AT Dnr ON THIS 18th DAY OF Nov 2024

NOTARY
A.K. Dwivedi
R.No. 6255/03
Ex.Dt. 10-12-2028
Govt. of Bihar (India)

Sri/Smt. Sanjeev Kumar
who is identified by Sri. Kvidhyarthi
Advocate solemnly affirmed and declared before me

A. K. Dwivedi
Notary Public Danapur
25/11/24

Identifying the deponent who has signed in my presence

Kvidhyarthi
26/11/24