



Handwritten notes in red ink on the left margin: 'is identified by ST...', 'ocate solemnly affirmed...', 'before me.', and a signature 'S. VARMAN' with 'Notary, Patna - Bihar' below it.

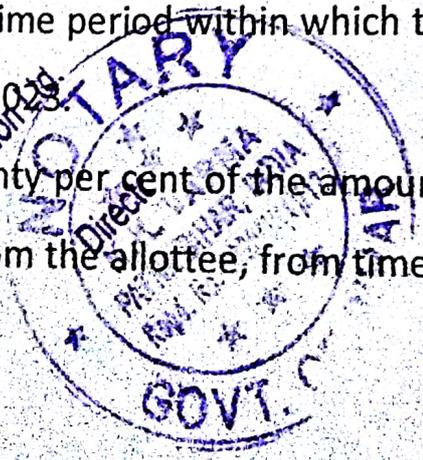
Affidavit cum Declaration

Affidavit cum Declaration of SITESH RAMAN promoter of the project SHARDA MANSION duly authorized by the promoter of the proposed project SHARDA MANSION.

I, Sitesh Raman promoter of the proposed project "Sharda Mansion" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and status as under.

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR 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 project is enclosed herewith.
2. That the said land is free from all encumbrances. OR that details of encumbrances \_\_\_\_\_ including details of any rights, title, interest or name of party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> Dec. 2023.
4. That seventy per cent of the amounts realized by me / promoter for the Real Estate project from the allottee, from time to time, shall be deposited in a separate account

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to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the account audited within six months after the end of every financial year by a 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 for the audit that the amounts collected for a particular project have been utilize for the project and the withdrawal has been in compliance with the proportion to the percentage of completion.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rule and regulations made under the Act.
10. That I/ promoter shall not discriminate against any allotment of any apartment, plot or building, as the case may be, on any grounds. Deponent verification 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 \_\_\_\_\_ on this

day of \_\_\_\_\_.



*Handwritten text:*  
Raman & Kumar Construction Ltd.  
with the signature of the deponent  
in my presence  
Director  
29.5.18

**RAMAN & KUMAR CONSTRUCTION LTD.**

**RAMAN AND KUMAR CONSTRUCTION LTD.**

**MANGING DIRECTOR Deponent**