



FORM 'B'
[See rule 3 (4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **SITESH RAMAN S/O LATE SATNARYAN PRASAD M/S Raman And Kumar Construction Limited Promoter**, Project name **MALA DEVI TOWER** having its Registered Office: **SITESH RAMAN, LATE SATNARYAN PRASAD WHITE HOUSE DUPLEX NO-19, HANUMAN NAGAR, KANKARBAGH PATNA**, (Promoter of the proposed project i.e. **MALA DEVI TOWER**) do hereby solemnly declare, undertake and state asunder:

1. That Mr. Raja Prasad alias Rajaram Prasad has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **09-04-2030**.
4. That seventy per cent of the amounts realised by me/promoter M/S Raman And Kumar Construction Limited for the real estate project **MALA DEVI TOWER** from the allottees of this project 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Raman And Kumar Construction Limited

S. K. Gupta
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 Patna on 25.03.2025.



I identified the Deponent
LTI/RTI of Deponent
signed in my

For Raman And Kumar Construction Limited

S. K. Gupta
Deponent
S. K. Gupta
ADVOCATE

INDIA JUDICIAL
Government of Bihar



Government of Bihar

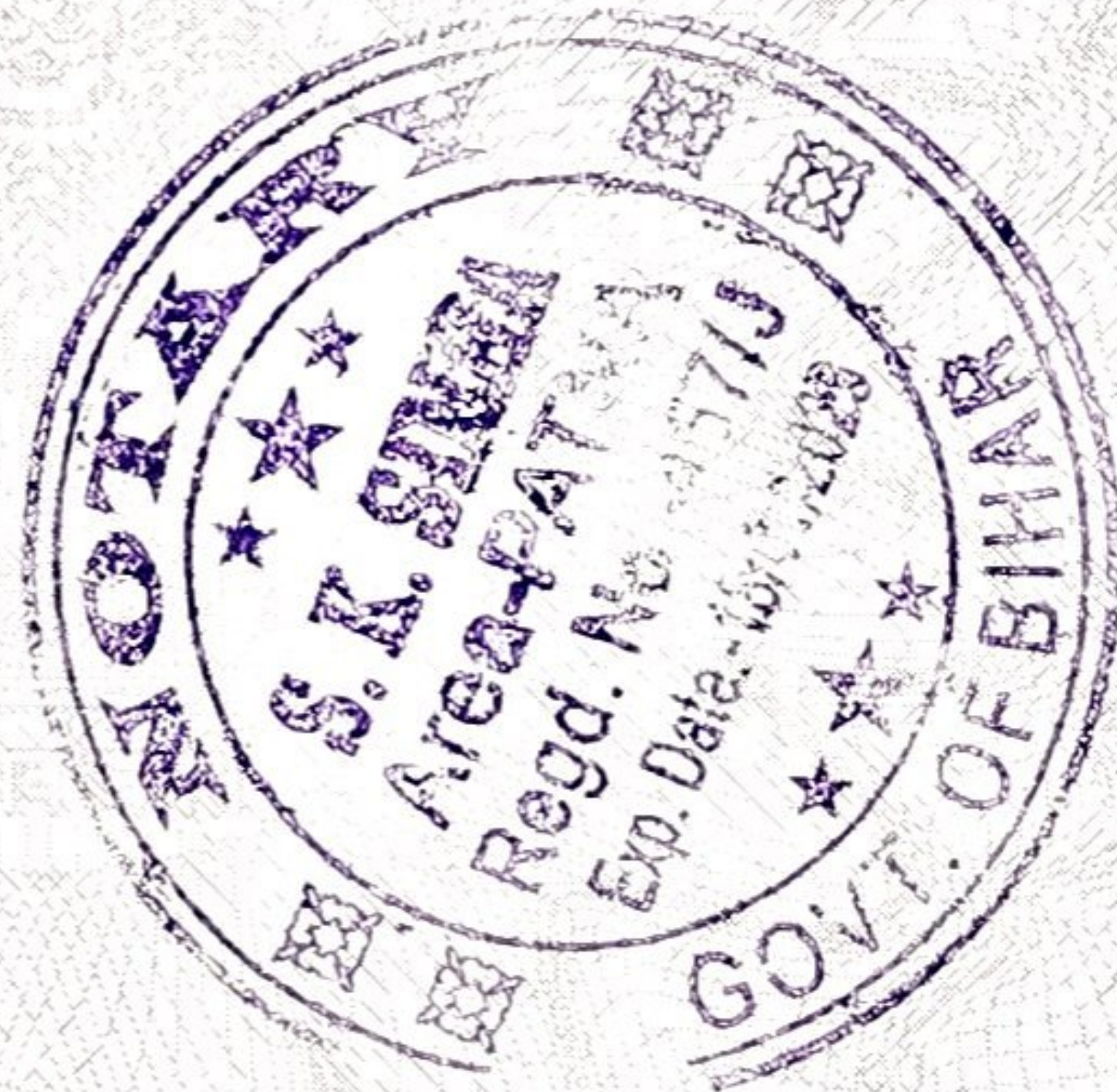
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Date & Time : 21-Mar-2025 10:38 AM

Name of the ACC/ Registered User : Bihar State Co-operative Bank, SCB

Location : Civil Court Patna

e-Court Fee Amount : 100 (One Hundred Rupees Only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App, renders this Certificate null and void.

3. In case of any discrepancy please inform the Competent Authority.

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