FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

We, **Nandan Kumar** son of Sri Ramesh Prasad, resident of Mohalla- Fifth Floor, R.P. Center (Besides Alankar Jewellers) R.P.S. More, Main Bailey Road, Patna, **& Ajit Prakash** son of Dr. Girish Nandan Kumar, resident of Village+ P.O.- Keshpa, P.S.- Alipur, Distt.- Gaya, (Bihar), at Present Address- Flat no. 2B2, Bhanu Kutir, R.P.S. More, Patna, Director of **Sai Ganapati Heritage Pvt. Ltd.,** having its Registration No. U45200BR2014PTC022354 and its registered office at Fourth Floor, R.P. Center (Besides Alankar Jewellers) R.P.S. More, Main Bailey Road, Patna, promoter of the proposed project.

We, **Nandan Kumar & Ajit Prakash** Director of **Sai Ganapati Heritage Pvt. Ltd.,,** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

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.
3. That the time period within which the project shall be completed by me/promoter is Dec., 2021.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 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 / 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 rules and regulations made under the Act.
10. That I / 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.

Nandan Kumar
Deponent

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 **13th** on this **July** day of **2018.**

Nandan Kumar
Deponent

NOTARY J.P. Sinha PATNA BIHAR INDIA GOVT. OF BIHAR

J.P SINHA, Notary, Patna

Who is identified by Advocate. Solemnly affirmed and declared before me.

Date 13/7/18

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