

Shri/ Smt. ANUP K
Who is Identified by Sri. ANUP K
Advocate Solemnly Affirmed and declared
before me

20/11/24
ANUP K
Advocate



Sl. 2265 Date 20/11/24

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

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SRI ANUP KUMAR (AADHAAR NO. 6903 1396 0579)
MANAGING PARTNER OF M/S KUMAR CONSTRUCTION FOR THE PROJECT "MALINI
RESIDENCY" DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS
AUTHORIZED DATE:-

I ANUP KUMAR (PROMOTER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF
THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER "M/S
KUMAR CONSTRUCTION" PROJECT SHALL BE COMPLETED IN. 01/09/2029.

1. **THAT PROMOTER AND LAND OWNERS NAMELY 1. M/S KUMAR CONSTRUCTION** REGISTERED OFFICE AT MEZZANINE FLOOR, NUTAN MAHALAXMI COMPLEX, RAJENDRA PATH, P.O.- G.P.O., P.S.- GANDHI MAIDAN, TOWN AND DISTRICT- PATNA (BIHAR), PIN- 800 001, **2. SRI RAMESH KUMAR SINGH**, SON OF LATE RAM NARAYAN SINGH, **3. SRI ASHISH RANJAN**, SON OF SRI RAMESH KUMAR SINGH, **4. SRI AMITESH RANJAN**, SON OF SRI RAMESH KUMAR SINGH, ALL PERMANENT RESIDENTS OF MOHALLA- SARDAL PATTI, P.O.- SARDAL PATTI, P.S.- SITAMARHI, DISTRICT- SITAMARHI (BIHAR), PIN- 843324, AT PRESENT RESIDENTS OF FLAT NO. 306, "SAKET ENCLAVE", MOHALLA- KHAJPURA, BAILEY ROAD, P.O.- B. V. COLLEGE, P.S.- SHASTRI NAGAR, DISTRICT- PATNA (BIHAR), PIN- 800014. 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 HERE WITH.
2. THAT THE SAID LAND IS FREE FROM ALLENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS. 01/09/2029.
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 BURPOSE.



For Kumar Construction

Anup Kumar
Managing Partner

5. THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.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 THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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 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 HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

For Kumar Construction

Shub Kumar
Managing Partner
DEPONENT

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 MEAT.....ON THIS.....DAY OF.....

For Kumar Construction

Shub Kumar
Managing Partner
DEPONENT

*I Identify the deponent's Executives
who has Put in his Signature & Thumb
in my Presence*

Advocate

