NOTARY
M. Shamim
Akhter
Advocate
No-1481/J
Bhagalpur
GOVT. OF BIHAR (INDIA)

Serial No. 10 ...dated 26.3.18

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

Affidavit-cum-Declaration

I, Kaushal Kishor Sinha S/o Late Damodar Pd. Sinha as Director of the Company **M/s Prajapati Real Estate Developers Pvt. Ltd.,** having its Registered Office at–Jhowakothi, Chhoti Khanjarpur, P.S. – Barari, Dist. – Bhagalpur in the State of Bihar, PIN. – 812001, Promoter of the proposed project **Mangala Gouri Apartments** do hereby solemnly declare, undertake and state as under :

1. That I have a legal title to the land on which the development of the project is 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 the project shall be completed by [me/the promoter] is 106 Months.
4. That seventy percent of the amounts realised by [me/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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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/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 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/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Prajapati Real Estate Developers Pvt. Ltd.

Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me thereform.

For Prajapati Real Estate Developers Pvt. Ltd.

Director

Deponent

Date :_____/_____/_____(dd/mm/yy)

Place :_____

NOTARY
M. Shamim Akhter
Advocate
No-148 K/J
Bhagalpur
GOVT. OF BIHAR (INDIA)

Identify by
Manoj kumar Singh
Adv.

Deponent..... Kaushal Kishor Sinha
who is identified by..... Manoj Kumar Singh
Solemnly affirmed & declared
before me.

16.3.18

M. Shamim Akhter
Notary Public, Bhagalpur