Shri/ Smt. Shailendra Singh
Who is identified by Sri.....
Advocate Solemnly affirmed and declare before me.
17/7/25
D.B. KUMAR
NOTARY, PATNA

WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five
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04 Jul 2025
D. B. KUMAR PATNA, BIHAR Regd. No.-3049J Ex. dt.-2.7.2028 GOVT. OF BIHAR

Sl No. 4261 Dt. 17/7/25

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

I,Shailendra Singh, S/o Late Awdhesh Kumar Singh as a Promoter of company Sai Kripa Real Estate Pvt Ltd, 2nd floor, Awadh Raj Center, Mitra Compound East Boring Canal Road, Patna, Pin code-800001, the proposed project **"THE RETREAT"** 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 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.

3. That the time period within which the project **"THE RETREAT"** shall be completed by the promoter is **7 years (31/03/2032).**

4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project **"THE RETREAT"** shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 **"THE RETREAT".**

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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project **"THE RETREAT".**

NOTARY D. B. Kumar PATNA, BIHAR Regd. No.-3049J Ex. dt.-2.7.2028 GOVT. OF BIHAR

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For SAI KRIPA REAL ESTATE PVT. LTD.

Deponent Director

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 this 17th day of 2025

For SAI KRIPA REAL ESTATE PVT. LTD.

Deponent Director

NOTARY
D. B. Kumar
PATNA, BIHAR
Regd. No.-3049J
Ex. dt.-2.7.2028
GOVT. OF BIHAR

Identify the Deponent signature
T.I who has/have affirm in my
presence
17/7/25
Advocate

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INDIA JUDICIAL

Government of Bihar

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Date & Time	:	15-Jul-2025 12:32 PM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

NOTARY D.B. KUMAR PATNA, BIHAR Regd. No.-3/463 Ex. on 27.2.2025

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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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