

Shri/ Smt. Satyendra Kumar
Who is identified by Sri. [Signature]
Advocate Solemnly affirmed and
subscribed before me. [Signature]

Dhanraj Prasad
Notary Public (Patna)



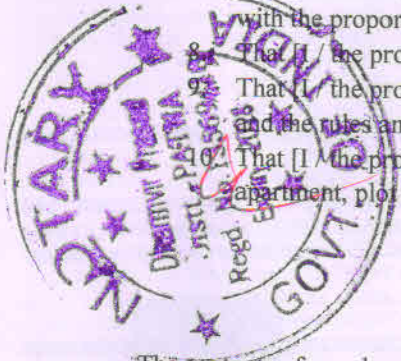
Affidavit-cum-Declaration
FORM 'B'
See rule 3(4)



Affidavit cum Declaration of Satyendra Kumar, Kanak Market 1st Floor Ashokpuri Chauraha Patna, Khajipura Shiv Mandir Bailey Road Patna 800014; in my capacity as Director of M/s Apna Ashiana Buildcon Private Limited:

I, Satyendra Kumar, director of M/s Apna Ashiana Buildcon Private Limited, and promoter of the proposed project "KESHWAR ENCLAVE" do hereby solemnly declare, undertake and state as under:

1. That I, Satyendra Kumar, director of M/s Apna Ashiana Buildcon Private Limited, and promoter of the proposed project "KESHWAR ENCLAVE" Or Sri Bihari Ray, Sri Ashok Ray, Sri Ashok Ray, Smt. Renu Devi, Sri Chhatu Ray, Munna Ray, 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 (Sri Bihari Ray, Sri Ashok Ray, Sri Ashok Ray, Smt. Renu Devi, Sri Chhatu Ray, Munna Ray) 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 / the promoter] is **20th May 2030**.
4. That seventy per cent. 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That [I / the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Apna Ashiana Buildcon Pvt. Ltd.

Deponent [Signature] Director

Verification

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

Date: 22 / 07 / 2025 (dd/mm/yy)

Place: _____
[Signature]
I, [Signature] a dependent's signature, I, [Signature]
also have affixed in my presence

Apna Ashiana Buildcon Pvt. Ltd.
Deponent [Signature] Director

**INDIA JUDICIAL
Government of Bihar**

Government of Bihar

e-Court Fee

e-Court Fee Receipt No. **BRECR003C250700007222**

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

Location Civil Court Patna

100 (One Hundred Rupees Only)

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Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

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