

SI No. 2473 Date 22/5/24



### FORM 'B'

[See rule-3(4)]

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

#### Affidavit-Cum-Declaration

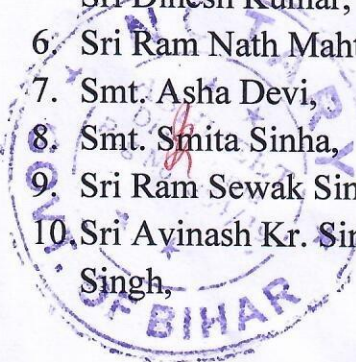
Affidavit cum Declaration of **Mr. Rajesh Raj**, Promoter of the Project-Aarohi City, situated at Mauza- **Sikandarpur**, Mithila Colony Se Dakshin Chawar, Opposite Patliputra Station, Danapur-Digha Nahar Link Road, Patna, Bihar.

I, **Mr. Rajesh Raj** (Promoter of the Project) do hereby solemnly affirm & declare and undertake as follows:-

1. That I have a definite legal title on the land over which the development of the project namely "Aarohi City", situated at **Mauza - Sikandarpur**, Mithila Colony Se Dakshin Chawar, Opposite Patliputra Station, Danapur-Digha Nahar Link Road, Patna, Bihar is proposed.

BY following landowners:-

1. Smt. Amita Mehta, & Sri Muneshwar,
2. Sri Dharmendra Kumar, Sri Lalit Kumar @ Lalit Rai & Sri Sagar Kumar,
3. Sri Pradeep Kumar,
4. Sri Ranjit Rai, Sri Sudhir Prasad Yadav, Sri Ajay Kumar @ Sri Abhay Rai & Smt. Chinta Devi,
5. Sri Mahendra Prasad Singh, Sri Surendra Prasad, Sri Awadhesh Kumar & Sri Dinesh Kumar,
6. Sri Ram Nath Mahto,
7. Smt. Asha Devi,
8. Smt. Smita Sinha,
9. Sri Ram Sewak Singh, Binod Kr, Pramod Kr. Singh & Subodh Kr.,
10. Sri Ayinash Kr. Singh, Sri Umesh Singh, Sri Akhilesh Kr. & Sri Dinesh Kr. Singh,



Smt/Sri  
Who is identified by my  
Advocate/Representative, solemnly  
declared before me



11. Sri Vijay Kumar & Smt. Shakuntala Singh,
12. Sri Shailendra Singh, Sri Binod Singh, Sri Bijendra Singh, Sri Vinay Kumar Sinha, Sri Rajan Kumar Sinha & Sri Rakesh Kumar Sinha,
13. Smt. Usha Singh,
14. Smt. Manju Devi,
15. Smt. Kamla Devi,
16. Smt. Bibha Rani, Smt. Daizy Kumar, Dr. Archana Kumari, Smt. Pano Devi, & Radha Krishna Prasad Singh,
17. Sri Bipin Kumar & Smt. Kumari Simmi Sinha,
18. Smt. Sonal Arya,
19. Smt. Tara Devi,
20. Alok Kumar Singh, All (**Landowners**) 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 shall be completed by the promoter is 60 months from date of approval of map i.e., **Date of Commencement: - 31/03/2023 & Date of Completion:-30/03/2028.**
4. That Seventy percent of the amounts 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 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 the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by 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 the promoter shall get the accounts audited within six months after the end of the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made hereunder.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Aarohi Homes Pvt. Ltd.

*[Signature]*  
22/05/2024  
Director

Deponent

### 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 **22<sup>nd</sup>** day of May, 2024.

For Aarohi Homes Pvt. Ltd.

*[Signature]*  
22/05/2024  
Director

Deponent

Identified the Signature/L.T.I. who  
has signed in my presence

*[Signature]*  
22/05/24



# Government of Bihar

## e-Court Fee

e-Court Fee Receipt No.

: BRECR003C240400012269

Date &amp; Time

: 02-Apr-2024-12:47 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)

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**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
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.