



बिहार BIHAR

क्र. 8159 दि. 20-12-2022
घर आंगन डेवलपर्स प्रा. लि., ए.एन. रोड, युस्टरनो मेन्डि, गध
भाग - जौनवाली विहा - गध द्वारा श्री. संजय रंजन गुप्ता द्वारा
व्यक्ति - सपथ पत्र 100 X 1 - रु. 100 सुनील कुमार

FORM - 'B' [See rule 3(4)]

मुद्रांक विक्रेता, ला0 न0-96/93

निकेतन कार्यालय, गध, गया

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

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Sanjay Ranjan Promoter of the proposed project KUNTI GHAR AANGAN COMPLEX duly authorized by the promoter of the proposed project M/S GHAR AANGAN DEVELOPERS PRIVATE LIMITED, vide its their authorization dated 06/09/2022;

I, SANJAY RANJAN, DIRECTOR M/S GHAR AANGAN DEVELOPERS PRIVATE LIMITED Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed OR

have/has 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 me/Promoter is THREE YEARS.
4. That, seventy per cent of the amounts realized by me/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That, I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sajay Rana
Deponent



Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 20 day of 12/22

Sajay Rana
Deponent

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Subscribed and sworn before me
Anil Kumar Singh
Notary Public, Gaya, Bihar

Witnessed by
Anand Kumar
Adv
20/12/22