



अ. 8158 दि. 20-12-2022 100 रु. AG 992151
बिहार BIHAR
 प्र. अंगन डेवलपर्स प्रा. लि., ए. एन. रोड, सुखरवा मंदिर
 ज. प्र. अंगन - कोरवाली बिदा - गंगा श्री सुनील कुमार
 द्वारा सी - सजय रंजन वार्ड - 8158 पट्टा सुनील कुमार
 100 x 1 = 100 रु. प्रक विक्रेता, ला 0 न0-96/93
 निबंधन कार्यालय फारेवर, गया

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

Affidavit-cum-Declaration of Mr. Sanjay Ranjan Promoter of the proposed project MANI MANDIR GHAR AANGAN duly authorized by the promoter of the proposed project M/S GHAR AANGAN DEVELOPERS PRIVATE LIMITED, vide its their authorization dated 31/07/2022;

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

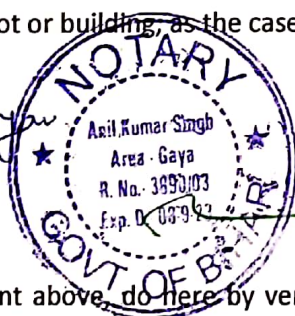


agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Soyaj Royan
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

Soyaj Royan
Deponent

of No. 293 NO. 26 JAS.
Solemnly affirm before me

[Signature]
20/12/22
Notary Gaya, Bihar

[Signature]
Witnessed by
Cecilia S
Adv
20/12/22