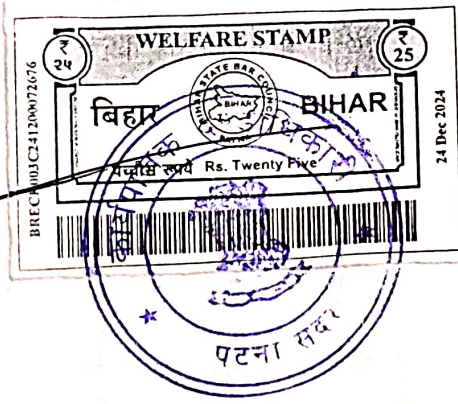




श्री मती... Vijay Kumar
 ये शपथ पत्र लेकर मेरे समक्ष ब्याज किया
 जिनको श्री... अधिकता
 पहचान किया।

कार्यपालक दफ्तर
 पटना सदर

378
 18/11/25

FORM B

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

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. **VIJAY KUMAR**, Partner – **MAGADH DEVELOPERS**, Project – **ALPANA BUSINESS PARK** (Promoter of the project/duly authorized by the promoter of the project, vide its/his/their authorization dated 01/12/2024)

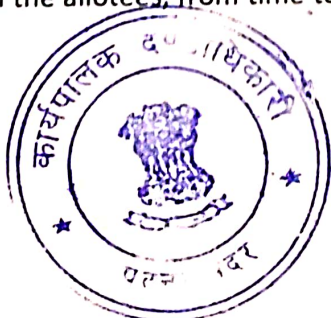
I, **Vijay Kumar**, Partner of **MAGADH DEVELOPERS**, Address - Ground Floor, 4H/36, Bahadurpur Housing Colony, Bhootnath Road, Patna- 800026 (promoter of the project/duly authorized by the promoter of the project) do hereby solemnly declare, undertake and state as under :

1. That (I/promoter) have a legal title to the land on which the development of the project is proposed or (1) **Sanjay Kumar S/o Late Ramsevak Prasad** (2) **Vibha Devi w/o Late Rajeev Kumar and Rakesh Kumar s/o Late Gorakhnath** (3) **Akshay Kumar s/o Sri Umanath Singh** (4) **Sahdev Rai s/o Late Mahendra Rai, Chandan Kumar s/o Late Dharamraj Rai, Atish Kumar s/o Sri Gorakh Rai**, 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, or
 That details of encumbrances attached including details of any rights, title, interest, dues, litigation and name of the any party in or over such land.
3. That the time period within which the project shall be completed by (me/the promoter) is **03/10/2029 (5 years from 04/10/2024)**
4. That seventy percent of the amounts realized by (me/the promoter) for the real estate project from the allottees, from time to time, shall be deposited in a separate account to



1

For Magadh Developers
Vijay Kumar
 Partner

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 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/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 thereunder
10. That (I/the promoter) shall not discriminate against any allottee at the time of allotment of any apartment, plot/building as the case may be.

For Magadh Developers
Vijay Kumar
Partner

Vijay Kumar
Deponent

Verification

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

Verified by me at Patna on this _____ day of January 2025.



Vijay Kumar
Deponent

For Magadh Developers

Vijay Kumar
Partner

Magadh Developers
The above signed in my presence

8.01.25
Ramesh



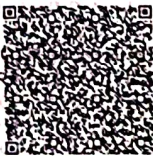
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e-Court Fee Receipt No. : BRECR003C250100015074
 Date & Time : 07-Jan-2025 10:59 AM
 Name of the ACC/ Registered User : Bihar State Co-operative Bank, S
 Location : Civil Court Patna
 Name of Applicant : CIVIL COURT PATNA
 e-Court Fee Amount : 100 (One Hundred Rupees Only)



IN 2500034784



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.

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