



FORM NO. 1
[See rule 3(1)]

DECLARATION, SUPPORTD 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./Ms.) **R D ECO DEVELOPERS PVT. LTD.** ;

I, **SRI. PRAMOD KUMAR** do hereby solemnly declare, undertake and state as under:

1. We have a legal title to the land on which the development of the project namely **A.M PINNACLE** located at **PARSA BAZAR, Thana – Parsa Bazar, P.O&P.S – Parsa bazar** is purposed or
 (1) Mahesh Singh@ Mahesh Prasad, S/o- Late Sarwanand Singh, (2) Manish Kumar@ Dhaneswar Kumar (3) Rabish Patel (4) Shimpi Devi are sons are daughter of Mahesh Singh@ Mahesh Prasad (5) Yashraj minor son of Manish (6) Surender Singh@ Surender Prasad son of Late Sarvanand Singh (7) Raju Patel (8) Nitesh Kumar (9) Manoj Kumar and (10) Runa Kumari all are sons and daughter of Surender Singh@ Surender Prasad Singh (10) Md. Mobin (11) Abdul Wasse (12) Abdul Hai all sons of Abdul Moid (13) Safdar Imam and (14) Haider Imam both sons of Md. Mumtaz have a legal title to the land on which the development of the perposed 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 **NILL** including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed by (me/the promoter) is **10th October 2025**
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by (me/the promoter) in proportion to the percentage of completion of the project.

SI No. 118 Date 26/8/2022
Pranod Kumar who has/have identified solemnly affirmed and deposed before me

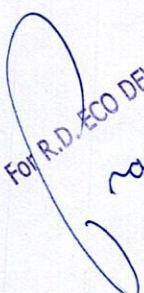


6. That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the 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 amount 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 regulation made thereunder.
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.

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 AUGUST day of 2022.


For R.D. ECO DEVELOPERS PVT. LTD.
Managing Director
Deponent



I, the deponent, do hereby
Signed: 1/11/2022
26/8/2022
NOTARY