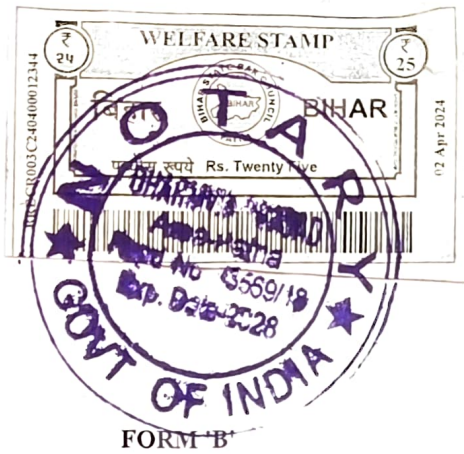


Sl. No. 91 Date: 7/05/24



[See rule 3/4]

**DECLARATION, SUPPOTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
DEVELOPER  
OR ANY PERSON AUTHORISED BY THE DEVELOPER**

**Affidavit-Cum-declaration**

AFFIDAVIT CUM DECLARATION OF **Mr. SATISH KUMAR S/o. SRI SAHJANAND SINGH**, IS RESIDENT OF A/404, DEVA APARTMENT, SHEIKHPURA, P.S.- SHASTRI NAGAR, DISTRICT- PATNA, BIHAR HAVING HIS (ADHAAR NO-968617159865) PARTNER OF **LANDMARK BUILDERS & DEVELOPERS** FOR THE PROJECT "**SAKET APARTMENT**" DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:- \_\_\_\_\_.

I, **Mr. SATISH KUMAR S/o. SRI SAHJANAND SINGH**, IS RESIDENT OF A/404, DEVA APARTMENT, SHEIKHPURA, P.S.- SHASTRI NAGAR, DISTRICT- PATNA, BIHAR (DEVELOPER OF THE PROJECT DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, AND TAKE AND STATE AS UNDER "**SAKET APARTMENT**" PROJECT SHALL BE COMPLETED IN 18/07/2028.

1. THAT LAND OWNERS NAMELY 1. **SHRI RAMNATH SHARMA**, S/O LATE SHYAM BIHARI SHARMA, **HAS GIVEN POWER OF ATTORNEY** VIA THROUGH SUB REGISTRY OFFICE DANAPUR HAVING ITS DEED NO.- 3, SERIAL NO.- 3959 CIRCLE:- DANAPUR TO MANOJ KUMAR SON OF SRI RAM NATH SHARMA, IS RESIDENT OF MOHALLA- I.A.S. COLONY BAILEY ROAD, P.S.- RUPASPUR, P.O. DANAPUR, DISTRICT- PATNA-14 (BIHAR). 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 DEVELOPER FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERE WITH.
2. THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE DEVELOPER IS 18/07/2028.
4. THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE DEVELOPER 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 COVERT THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE DEVELOPER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.



6. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
7. THAT THE DEVELOPER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.
8. THAT THE DEVELOPER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
9. THAT THE DEVELOPER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.
10. THAT THE DEVELOPER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

## DEPONENT

For Landmark Builders &amp; Developers

*Satish Kumar*

Partner

## VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

VERIFIED BY ME AT..... ON THIS.....DAY OF.....

## DEPONENT

For Landmark Builders &amp; Developers

*Satish Kumar*

Partner



Identify the deponent's Signature  
L.T.I. who has/have Affirmed in  
My Presence.

*[Signature]*  
Advocate



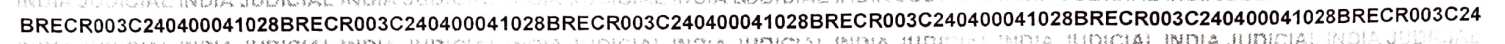
[illegible]

Case No. 103 of 2023  
e-Court Fee Receipt No. BRECR003C240400041028

Name of the ACC/Registered User : Bihar State Co-operative Bank, SCB

Name of Applicant : CIVIL COURT PATNA

GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR  
INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL

[illegible]

INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL INDIA JUDICIAL  
GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR GOVERNMENT OF BIHAR

IN 24008-01879

[illegible]

Statutory Alert

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.