

Mr./Mrs. P.K. Choudhary son/wife/daughter of Late Devnandan Dewalkpers. ID Part 274 No.-2413 Date-30/4/18 who is identified by me and Advocate, declared before me.

M. K. [illegible] Notary, Govt. of Bihar, Patna 30/4/18

Affidavit-cum-Declaration

FORM 'B'

See rule 3(4)

Affidavit cum Declaration of

M/sMakan Developers India Pvt. Ltd. [promoter of the project "Vaishali Park" through its Director Mr. Prabhat Kumar Choudhary, resident of Flat No. 602, Kulharia Palace, Ashok Raj Path, near B.N. College, Sampatchak, Patna- 800004, Bihar;

I,Prabhat Kumar Choudhary,Director of Makan Developers India Pvt. Ltd.[promoter of the project "Vaishali Park" 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 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 / the promoter] is 30th April, 2022.
4. That seventy per cent. of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised 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 or building, as the case may be.

For, Makan Developers (I) Pvt. Ltd.

Deponent
Managing Director

NOTARY GOVT. OF BIHAR Area-PATNA Regd.-No.-44 2012 Exp. Date-14/5/2[illegible]

Verification

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

Date: ____/____/____ (dd/mm/yy)

Place: _____

Solemnly affirmed before me and signed in my presence. For, Makan Developers (I) Pvt. Ltd.

Deponent
Managing Director

30/4/18