



No. 15854
Date 29/11/18

Form 'B'

[See rule 3(4)]

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

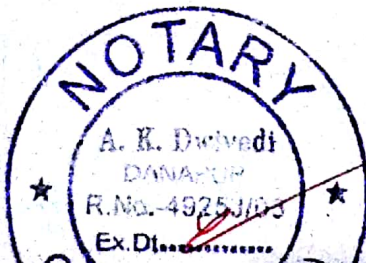
Affidavit-cum-Declaration

Affidavit cum Declaration of **Mr. Satish Kumar Sah** S/O Late Krishna Prasad, Resident of Khagri road, guldak sthan, P.S-Danapur, P.O.-Dighapin-800012, Director of Swaraj Vastu Developers Pvt Ltd company incorporated under the companies act, 1956 having its registered office at c/o Anil Kr Singh, opp Sapna Apartment, Ramnagri Road, Ashiyana Nagar, Patna promoter of the proposed project.

I, **Satish Kumar Sah** promoter and Director of SWARAJ VASTU DEVELOPERS PVT. LTD duly authorized by the promoters of the project do hereby solemnly declare, undertake have/has a legal title to land on which the development of the project is proposed.

AND:

1. That I **Satish Kumar Sah** Promoter of Swaraj Vastu Developers Pvt.Ltd 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 projects 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 the promoter is **29.06.2021**
4. That seventy percent of the amount realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn by promoter after it is certified by an Engineer, an architect and a chartered accountant practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by such 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.



P.T.O

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have/has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That 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, Swara Vastu Development Pvt. Ltd.
Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Danapur on this 29/1/18 2018.

Date

Place

For, Swara Vastu Development Pvt. Ltd.
Deponent



Sri/Smt. Ratna Kr. Singh
who is identified by Sri. [Signature]
Advocate solemnly affirmed and
declared before me.

A. K. Dwivedi
Notary Public Danapur

I identify the Signature/L.T.I.
of the deponent who has
Signed/L.T.I. in my presence.

[Signature]
29/1/18
Advocate

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority (Name of Place)

patna
BIHAR

Sir,

[I/We] hereby apply for the grant of registration of [my/our] project to be set up at

Tehsil: Danapur District: patna
of Bihar State.

I. The requisite particulars are as under:-

(i) Status of the applicant - [individual / company / proprietorship firm / societies / partnership firm / competent authority etc.];

(ii) In case of individual -

- (a) Name: _____
- (b) Father's Name: _____
- (c) Occupation: _____
- (d) Address: _____

- (e) Contact Details
Phone number: _____
E-mail: _____
Fax Number: _____
- (f) Name, photograph, contact details and address of the promoter (to be attached).

OR

In case of [firm / societies / trust / company / limited liability partnership / competent authority etc.] -

- (a) Name: SWARAJ VASTU DEV. PVT. LTD
- (b) Address: 40 Mr. Anil Kr. Singh, opp. sapna Apt.
Ram Nagar Road, Ashiyana Nagar
patna.
- (c) Copy of registration certificate as [firm / societies / trust / company / limited liability partnership / competent authority etc.] to be attached.
- (d) Main objects: To develop & construct group housing.
- (e) Contact Details
Phone number: 9608467534
E-mail: swarajvastudevelopers@gmail.com
Fax Number: _____
- (f) Name, photograph, contact details and address of [chairman / partners / directors and authorised person etc (to be attached).

(g) PAN No. : _____ of the promoter,
AADHAAR No. : _____ of the promoter.

(h) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 will be maintained: Bank A/c No - 50200028652077
HDFC, RPS More, Danapur, patna.

- (i) Details of project land held by the applicant: Office, Dandapur, Satichaura, Adjacent with Registry Main Road, Dandapur, Thana-21, Khata No- 144, Survey Plot No- 571
- (j) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.: This is first project, so no previous project details.
- (k) Agency to take up external development works: Local Authority [Local Authority / Self Development]
- (l) Registration fee by way of a demand draft / bankers cheque dated 29/02/18 and 29/02/18 (dd/mm/yy) bearing no 000344, for an amount of Rs. 19000 + 8000 = 27000/- Rupees: Twenty Seven thousand only.
- calculated as per sub-rule (3) of rule 3 or through online payment as the case may be (in words)
- (give details of online payment such as date paid, transaction no. etc.);
- (m) Any other information the applicant may like to furnish. Giving two cheques amount of 19000 + 8000, Total Fee = 27,000/-

2. [I/We] enclose the following documents, namely:-

- ✓(i) authenticated copy of the PAN card/ AADHAAR card of the promoter; Yes
- ✓(ii) annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and lost account, balance sheet, cash flow statement and the auditors report of the promoter for the immediately preceding three financial years; Yes.
- ✓(iii) authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title; Yes
- ✓(iv) details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from an advocate having experience of at least ten years or from the revenue authority not below the rank of tehsildar, as the case may be; Yes.
- ✓(v) where the promoter is not the owner of the land on which development of project is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed; Yes.
- ✓(vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases; Yes.
- ✓(vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority (See the list at Rule 3(h)); Yes.
- ✓(viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy; Yes.
- ✓(ix) the location details of the project, with clear demarcation of land dedicated for the project along

with its boundaries including the latitude and longitude of the end points of the project;
proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Yes.

(xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any; Yes.

(xii) the number and areas of garage for sale in the project; Yes.

(xiii) the number of open parking areas and the number of covered parking areas available in the real estate project; Yes.

(xiv) the names and addresses of his real estate agents, if any, for the proposed project;

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project; Yes.

(xvi) a declaration in Form 'B'. Yes.

[I/We] enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made thereunder, namely:-

- (i) _____
- (ii) _____
- (iii) _____

[I/We] solemnly affirm and declare that the particulars given herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom.

Date: 27 / 10 / 2018 (dd/mm/yy)

At: Danapur, Patna.

For Swaraj Vastu Development Pvt. Ltd.

Yours faithfully,

Signature and seal of the applicant(s)