GOVT OF BIHAR
Department of Registration,
Excise & Prohibition,
District Scene Patna
COURT FEE
AUTHORIZATION NO: 1019

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Rs. 0000100 21.2.2018
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FORM 'B'
[See rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

I, **Kumar Gaurav** Son of **Shri Uma Shankar Prasad Srivastava** as Director of the promoter company M/s **MODERNVILLA CONSTRUCTION INDIA PVT LTD,** having its Office at-502, Ratan Shree Apartment ,Behind ICICI Direct ,Kidwaipuri ,Patna 800001 in the State of Bihar (promoter of the proposed project) do hereby solemnly declare, undertake and state as under:

1. That I **Kumar Gaurav** Son of **Shri Uma Shankar Prasad Srivastava** on behalf of **MODERNVILLA CONSTRUCTION INDIA PVT LTD** declares that (1) Smt Sudha Devi w/o shri Bhooshan Singh, (owner of 26.50 Decimals land) residents of Vill-Chipura kala,p.s- Fulwarisharif, Dist-Patna (2) Smt Mala sinha w/o Shri Manoj kumar singh ,(owner of 17.75 Decimals land), residents of at kathotaiya kalan P.O. and P.S. – Maner , District – Patna.(3) Smt Babita kumari (Babita singh), w/o shri Dev narayan (owner of 17.75 Decimals land), At- Ujan west block ,P.S-sakat Raypur,Dist-Darbhanha ,Bihar (4) Smt Nirmala sinha w/o Shashi Bhushan singh (owner of 26.50 Decimals land) At- Khajpura P.S-Gardanibagh,Hall thana-Airport Dist –Patna.(5) Shri Ravindra Prasad singh s/o Late Bundi saw + shri Mukesh Kumar s/o shri Hari Prasad (owner of 3.75 Decimals land) residents of At- Bangpur Madhopur Post-Bangpur,P.S – Parwalpur ,Dist-Nalanda.(6) Shri Manish Kumar s/o Late Ravindra Prasad singh + Shri Guddu kumar s/o shri shailendra Prasad singh owner of 25 Decimals land) (residents of At –Bhogipur PO-Mintan chak, P.S-Gopalpur,Dist-Patna.(7) Shri Yogendra saw,shri Mahendra Prasad,shri Shiv Kumar Gupta,shri Shivprasad Gupta s/o- Late Ganesh Saw (owner of 25 Decimals land) At-Bhogipur PO-Mitan chak,P.S- Gopalpur Dist- patna. in the State of Bihar have a legal title to the land on which the development of the project is proposed and the promoter has acquired the right of construction on the land vide three agreement dated 29-01-2016, 21-02-2017, 20-02-2017, 25-01-2018 and 25-01-2018 between land owner and promoter, for the development of the proposed real estate project which is enclosed herewith.

2. That the said land is free from all encumbrances.

Sri/Smt. Kumar Gaurav
Deponent's Signature/L.T.I.
Identified by.....
Advocate, Solemnly affirmed and declared before me.

ARUN KUMAR
NOTARY
PATNA

NOTARY
ARUN KUMAR
PATNA, BIHAR
INDIA
Regd. No.-

No. 149 Date 22/2/2018

3. That the time period within which the project shall be completed by the promoter is Dec 2021.

4. That seventy per cent of the amounts realised by the promoter M/s **MODERNVILLA CONSTRUCTION INDIA PVT LTD** for the real estate project from the allottees of this project, 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 in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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, on any grounds.

For Modernvilla Construction India Pvt. Ltd.
Tarun Kumar
DIRECTOR

(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 _____ on this 15 day of March.

For Modernvilla Construction India Pvt. Ltd.
Tarun Kumar
DIRECTOR

(Deponent)

NOTARY
ARUN KUMAR
PATNA, BIHAR
INDIA
Regd. No.-
7420J
GOVT OF BIHAR

I, Identify the deponent's signature/L. who has/have affixed in my presence
15/3/18