Sl. No. 882 Date 17/9/25

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

Affidavit-cum-Declaration of

Mr. Ranjan Kumar Mertiya Director of Medhatiya Construction Company Private Limited

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11-08-2025 (dd/mm/yy);

I Ranjan Kumar Mertiya Project Name **"SANJOGITA NIKUNJ COMPLEX"** Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I Ranjan Kumar Mertiya (Promoter) have a legal title to the land on which the development of the project is proposed

Or Land Owners – **Mr. Ramanuj Sharan aged about 71years by caste- Baniya S/o Late Adya Sharan Resident of Mohalla – Kajipur, P.S- Kadamkuan, P.O.- Bankipur District – Patna , Pin Code-800004 (Bihar) Survey Mohalla – Rampur, Mauza - Saidpur Musallah, MVR Code-025, Present P.S. – Sultanganj , District- Patna bearing Thana No.03, Tauzi No. -320 , Khata No.-153, C.S. Plot No.-420, under old Ward No.-15, Present Ward No.-46 recorded on Jamabandi No.-66, M.S. Plot no. 2331** of Patna municipal Corporation 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 landowner and promoter for development of the real estate project is enclosed herewith.

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

That details of encumbrances Certificate **No.40 & Letter No-40 Date 02-01-2023** including details of any rights, title, interest, dues, litigation and name of any party in or over such land including details of any rights, title, interest or name of any party in or over such land.

3. That the time period within which the project shall be completed by me/Promoter is

Shri/Smt. Ranjan Kumar Mertiya who is identified by Sri ..... Advocate solemnly affirmed and declare before me.

Shashi Kumar Sinha Notary Public Patna

30-07-2030 .(dd/mm/yy)

4. That, seventy per cent of the amounts realized by me/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 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, I / 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 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 / promoter shall take all the pending approvals on time from the competent authorities.

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

10. That, I / 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 thereform.

Medhatiya Construction Company Pvt. Ltd.

Ranjan Kumar Mehta

Director

Date :-30-08-2025(dd/mm/yy)

GOVT OF BIHAR

Deponent

Identify the Deponent signature/L.T.I. who has signed in my presence.

Advocate

3C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C2

INDIA JUDICIAL
Government of Bihar

BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C2

e-Court Fee

BIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK.SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATI

e-Court Fee Receipt No.	:	BRECR003C250700008121
Date & Time	:	08-Sep-2025 12:11 PM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees only)

NOTARY
Shashi Kumar Sinha
Distt. Patna
Reg. No.-[illegible]/2012
Valid upto-14-09-2027
GOVT. OF BIHAR

BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C2

BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C250700008121BRECR003C2
CIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIV
1001001001