



AFFIDAVIT CUM DECLARATION

Affidavit cum deceleration of Rajesh Kumar Authorized person/ Authorized signatory of the proposed project / duly authorized by the promoter of the proposed project vide well authorization dated 21/01/2021:

I, Rajesh kumar s/o Sri Rajendra Singh age about 50 years R/o Mohalla- Lalji Tola, P.S.- Gandhi Maidan, P.O.- G.P.O., Patna- 800001 authorized signatory of the **GULAB RAJ COMPLEX** project / duly authorized by the promoter of the proposed project do hereby solemnly declare, under take and state as under.

That promoter have legal title to the land on which the development of the project is proposed.

That the said land is free from the all encumbrances.

That the time period within which the project or phase thereof, as the case may be shall be completed by promoter is 5 years dated 11-08-2026.

That seventy percent (70%) of the aamount realized by 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.

That the amounts form the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architec and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 shallbe verified during the audit that the amount 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.

That I / Promoter shall take all pending approvals on time, from the competent authorities.

That I/ promoter havr/ has furnished such other document as have been specified by the rule and regulations made the real estate (Regulation and Development) Act, 2016.

That I/ promoter shall not discriminate on the basis of cse, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Rajesh Kumar

Deponent

Verification

Rajesh kumar s/o Sri Rajendra Singh age about 50 years R/o Mohalla- Lalji Tola, P.S.- Gandhi Maidan, P.O.- G.P.O., Patna- 800001 do hereby verify that the consents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Patna on this 28th day of July 2021.

Rajesh Kumar

Deponent

I Identify the deponent LTI
who has signed in my presence

29/7/2021
D. Rajendra Singh
Advocate
C.B.A. PATNA
Reg. No. 2847/99