

Shri/ Smt. SURAJ KR SINGH
Who is identified by Sri. [Signature]
Advocate Solemnly admitted
declare before me

[Signature]
Ramanuj Prasad
Notary Patna



Affidavit-cum-Declaration

FORM 'B'

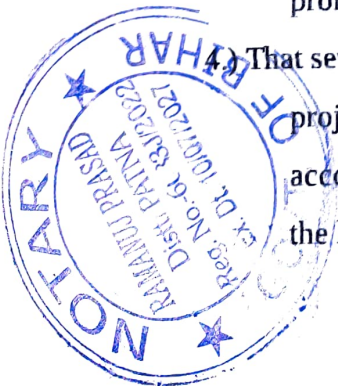
See rule 3(4)

Affidavit-cum-Declaration-of Mr. SURAJ KR SINGH (MAA TARA HOMES & DEVELOPER) promoter of the PUTLIJ project- RAJ ROOF MANSION / duly authorized by the promoter of the project, vide it/his/her/their authorization dated.....

I, Mr. SURAJ KR. SINGH promoter of the project- RAJ ROOF MANSION / duly authorised by the promoter of the project do hereby solemnly declare, undertake and state asunder:

- 1.) That Mr. Rajesh Chandra Sinha, Mr sons of Mr. Ramesh Chandra Sinha, Mr Virendra Kumar Sinha ,Shri Devendra Kumar Sinha and Shri Sarita all residents of Danapur Patna Biharon which the development of the project is proposed to be carried out and [have/has] a legal title _____ to the land on which the development of the proposed project has a legally valid authentication of title of such land along with an authenticated copy of the Development Agreement dated.....between such owners and promoter for development of the real estate project enclosed herewith.
- 2.) That the said land is free from all encumbrances or the details of encumbrances including the details of any rights, title, interest, dues, litigation and the name of any party in or over such land.
- 3.) That the time period within which the project shall be completed by [me / the promoter] is 31/12/2027

4.) That seventy per cent of the amounts realized 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 we used only for that purpose.



No. 110 Date 16/03/23

- 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 That the amounts from the separate account, to cover the, cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion, to be 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 rules and regulations made there under.
- 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.



Verification

Sunil Singh

Deponent

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 day of

Identify the document's Executor
who has Put in his signature & Hand
in my Presence

[Handwritten Signature]
16/03/23

