NOTARY
WELFARE STAMP
BIHAR
Alok Kumar
GOVT. OF BIHAR

FORM 'B'

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. Manan Murarka Director Jai sri Shyam Homes Private Limited** Promoter of the Proposed Project **Shree Shyam Hari Niwas.**

I, Manan Murarka promoter of the proposed project Shree Shyam Sidhi Mohan do hereby solemnly declare, undertake and state as under:

1. That Vijay Kumar Rai, 2. Ravi Kumar, 3. Chandan Kumar, 4. Bharat Kumar Rai & 5. Murari Rai has a legal title to the land on which the development of the project is proposed Shree Shyam Hari Niwas legal title to the land on which the development of the proposed project is to carried out
   and
   a legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the project is enclosed herewith.
2. That the said land is free from all encumbrances.
   OR
   Possess such encumbrances as ..... including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/ promoter is 03/06/2030.
4. That seventy percent 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

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Distt.-PATNA
Regd. No.6920/22
(2018)
GOVT. OF BIHAR

Manan Murarka

Alok Kumar Das (Advocate)
Notary Public Patna (Bihar)

shall be used only for that purpose as far as building is concerned. For layout project, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned, for layout projects, the withdrawal can be done after obtaining a certificate from the Architect/ Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I/ Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ Promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/ Promoter shall not be discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

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

Verified by me at ..Patna. on this .8th.day of Aug.2025

Jai Sri Shyam Homes Pvt. Ltd.
Director

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Distt.-PATNA
Regd No.6920/22
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I identify the deponent who has signed (L.T.I. in my presence)

8/8/25

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e-Court Fee Receipt No.	:	BRECR003C250800017938
Date & Time	:	08-Aug-2025 10:21 AM
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)

Date..8.8.2025

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Dist. PATNA
Regd. No. 69/2011/2021
GOVT. OF BIHAR

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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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