

1742
31/7/18
No. Date.

ARUN KUMAR
NOTARY, PATNA

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PATNA, BIHAR
INDIA
Regd. No.-
7420J

GOVT. OF BIHAR

Department of Revenue
Land Revenue
Office & Registration
COURT, Patna
AUTHORIZATION NO. 111

INDIA

365388

WELFARE STAMP
BIHAR
15

Deponent's Signature/L. T. T.
Identified by
Advocate, Solemnly Affirmed and
Subscribed before me.

Affidavit cum Declaration of
M/s Om Sai Engicon Pvt. Ltd. [promoter of the project "Sai Enclave" through its Director Mr. Uday
Shankar Verma, resident of G1 Pankaj Apartment, 50 A.N. Path, Alpna Market, North S.K.Puri,
Boring Road, Patliputra, Patna, Bihar-800013:

I, Uday Shankar Verma, Director of Om Sai Engicon Pvt. Ltd. [promoter of the project "Sai Enclave" do
hereby solemnly declare, undertake and state as under:

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is
proposed and a legally valid authentication of title of such land along with an authenticated copy of the
agreement between such owner and promoter for development of the real estate project is enclosed
herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me / the promoter] is _____.
4. That seventy per cent. of the amounts realised 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 be used only for that purpose.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is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 the 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 the rules and regulations made thereunder.
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.

OM SAI ENGICON PVT. LTD.
Director
Deponent

OM SAI ENGICON PVT. LTD.
Director
Deponent

Identify the deponent's signature/L.
who has/has affixed in my presence
Advocate

31/7/18