



I, Anup Kumar Mishra
is identified by Sri.
Solemnly affirmed and
declared before me.

D.B. KUMAR
NOTARY, PATNA

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. ANUP KUMAR MISHRA duly authorized by the promoter
(Royal Premium Developers Pvt. Ltd.) of the Proposed Projects (Royal Onkar Apartment)
vide authorization Date: 21.05.2018

I, Anup Kumar Mishra duly authorized by the Promoter of the proposed project do hereby solemnly
declare, undertake and state as under:

1. I, VIBHUTI NARAYAN S/o Late ONKAR NARAYAN SHARMA have / has a legal title to the land
on which the development of the proposed project is to be carried out.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 31ST March, 2030
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in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 That, the amounts from the separate account shall be withdrawn after it is certified by an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 Regulation made under the acts.



ROYALPREMIUM DEVELOPER'S PVT. LTD.

Anup Kumar
Authorized Signatory

ROYALPREMIUM DEVELOPER'S PVT. LTD.

Anup Kumar
Authorized Signatory

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, on any grounds.

ROYAL PREMIUM DEVELOPER'S PVT. LTD.

Deponent Authorised Signatory

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this PATNA on this 8th February, 2025.

ROYAL PREMIUM DEVELOPER'S PVT. LTD.

Deponent

Authorised Signatory



I identify the deponent's signature L. I.
who is present in my presence

Notary

8/2/25

INDIA JUDICIAL
Government of Bihar



INDIA JUDICIAL Government of Bihar e-Court Fee

e-Court Fee Receipt No: **BREC003C250100008507**
 Date & Time: **04-Jan-2025 12:43-PM**

Name of the ACC/Registered User: Bihar State Co-operative Bank, SCB

Name of Applicant : CIVIL COURT PATNA

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2. The onus of checking the legitimacy is on the users of the certificate.

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