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Date

Place

NOTARY GOVT. OF BIHAR ARBIND KUMAR Patna, Bihar INDIA Reg. No.-1640/J Authorization No 2914 GOVT. OF BIHAR

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NOTARY ARBIND KUMAR Patna, Bihar INDIA Reg. No. 1640/J GOVT. OF BIHAR

ARBIND KUMAR NOTARY PATNA

Sri/Smt. Ashok Kumar Dokania
Deponent/Signature
Identified by
Advocate, Solmenly affirmed
declared before me

No. 896 Date 07/5/18

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of [Mr./Ms.] ASHOK KUMAR DOKANIA [promoter of the project / duly authorised by the promoter of the project, vide its/his/their authorisation dated_];

I, ASHOK KUMAR DOKANIA [promoter of the project / duly authorised by the promoter of the project] 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

   or

   _____ [have/has] a legal title to the land on which the development of the proposed project is to be carried out

   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. or

   That details of encumbrances N.A. including details of any rights, title, interest, dues, litigation and 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 2 YEARS

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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

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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.

Ashok kumar Dokania
Deponent

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Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Patna on this ____ day of _____.

Deponent
Ashok Kumar Dokania

Identity the deponent who has signature L.T.I in my presence
Advocate

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OFPROJECT

This registration is granted under section 5 to the following project under project registration number_____:

_____[Specify Details of Project including the project address];

1. [in the case of an individual] [Mr./Ms.]_____son of [Mr./Ms.] _____Tehsil_____District _____State_____ ; OR

[in the case of a firm / society / company / competent authority etc.] _____[firm / society / company / competent authority etc.]_____having its [registered office / principal place of business] at_____.

2. This registration is granted subject to the following conditions, namely:-

   a. The promoter shall enter into an agreement for sale with the allottees as prescribed by the State Government;

   b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;

   c. The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;

   d. The registration shall be valid for a period of _ years commencing from_____and ending with_____unless extended by the Authority in accordance with the Act and the rules made thereunder;

   e. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

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Chairperson, Members, Secretary and the officer in-charge of Finance and Accounts.

(4) The accounts of the Authority and the audit report shall, as soon as possible, be submitted to the State Government.

39. **Annual Report.**— (1) The Authority shall prepare its annual report in Form 'P'.

(2) The Authority may also include in the Annual Report such other matters as deemed fit by the Authority for reporting to the State Government.

(3) The annual report shall, after adoption at a meeting of the Authority and signed by the Chairperson and Members and authenticated by affixing the common seal of the Authority, with requisite number of copies thereof, be submitted to the State Government within a period of one hundred and eighty days immediately following the close of the year for which it has been prepared.

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority (Name of Place)
Patna
Bihar

Sir,

[I/We] hereby apply for the grant of registration of [my/our] project to be set up at Kahara Tehsil Saharsa District Bihar State.

1. The requisite particulars are as under:-

(i) Status of the applicant - [individual / company / proprietorship firm / societies / partnership firm / competent authority etc.];

(ii) In case of individual –

(a) Name Not Applicable

(b) Father's Name

(c) Occupation

(d) Address

(e) Contact Details (Phone number, E-mail, Fax Number etc.)

(f) Name, photograph, contact details and address of the promoter

OR

In case of [firm / societies / trust / company / limited liability partnership / competent authority etc.] -

(a) Name DOKANIA DEVELOPERS

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(b) Address 1ST FLOOR, ABOVE MICA SALES EXHIBITION ROAD, PATNA- 800001

(c) Copy of registration certificate as [firm / societies / trust / company / limited liability partnership / competent authority etc.] PARTNERSHIP DEED

(d) Main objects TO CONSTRUCT RESIDENTIAL + COMMERCIAL PROJECTS

(e) Contact Details (Phone number, E-mail, Fax Number etc.) 9835224585

(f) Name, photograph, contact details and address of [chairman / partners / directors] and authorised person etc. ARUN KR. DOKANIA, ASHOK KR. DOKANIA, ANIL KR. DOKANIA

(iii) PAN No. ARUN - ACNPD7416L of the promoter, AADHAAR No. ARUN - 7006 0233 2342 of the promoter; ASHOK - ACKPD1426F - 7522 1780 7592 ANIL -

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (l) of sub- section (2) of section 4 will be maintained ICICI BANK, EXHIBITION ROAD, PATNA ;

(v) Details of project land held by the applicant KHATA- NEW 131, KHESRA- 4847/4848/214, 224, 223,

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc. ; NIL RAKWA- 08-19-14-0

(vii) Agency to take up external development works SELF [Local Authority / Self Development];

(viii) Registration fee by way of a demand draft / bankers cheque dated _____ drawn on _____ bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3 or through online payment as the case may be _____ (give details of online payment such as date paid, transaction no. etc.);

(ix) Any other information the applicant may like to furnish.

2. [I/We] enclose the following documents, namely:-

(i) authenticated copy of the PAN card/ AADHAAR card of the promoter;

(ii) annual report including audited profit and loss account, balance sheet, cash flow statement, directors report and the auditors report of the promoter for the immediately preceding three financial years and where annual report is not available, the audited profit and lost account, balance sheet, cash flow statement and the auditors report of the promoter for the immediately preceding three financial years; N.A.

(iii) authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title;

(iv) details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or no encumbrance certificate from an advocate having experience of atleast ten years or from the revenue authority not below the rank of tehshildar, as the case may be;

(v) where the promoter is not the owner of the land on which development of project is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint

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development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed;

(vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

(vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority(See the list at Rule 3(h));

(viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;

(ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any;

(xii) the number and areas of garage for sale in the project;

(xiii) the number of open parking areas and the number of covered parking areas available in the real estate project;

N.A. (xiv) the names and addresses of his real estate agents, if any, for the proposed project;

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

(xvi) a declaration in Form 'B'.

3. [I/We] enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made thereunder, namely:-

(i) N.A.

(ii)

(iii)

.....

4. [I/We] solemnly affirm and declare that the particulars given herein are correct to [my/our] knowledge and belief and nothing material has been concealed by [me/us] therefrom.

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