

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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S.No. 1105 Date: 21/1/23



क्रम संख्या 18071 तिथि 21-1-23 मूल्य 1000 सीट संख्या 12192 AC 411401
क्रेता का नाम एवं पता: निबल लाल सोनियत प्रो. लि. विलाज निसरपुरा, पार्सा बाजार, पटना

कामेश्वर प्र. सिंह, मुद्रांक विक्रेता
ला. सं-6/79, निबंधन कार्यालय, पटना

FORM "B"

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

Affidavit-cum -Declaration

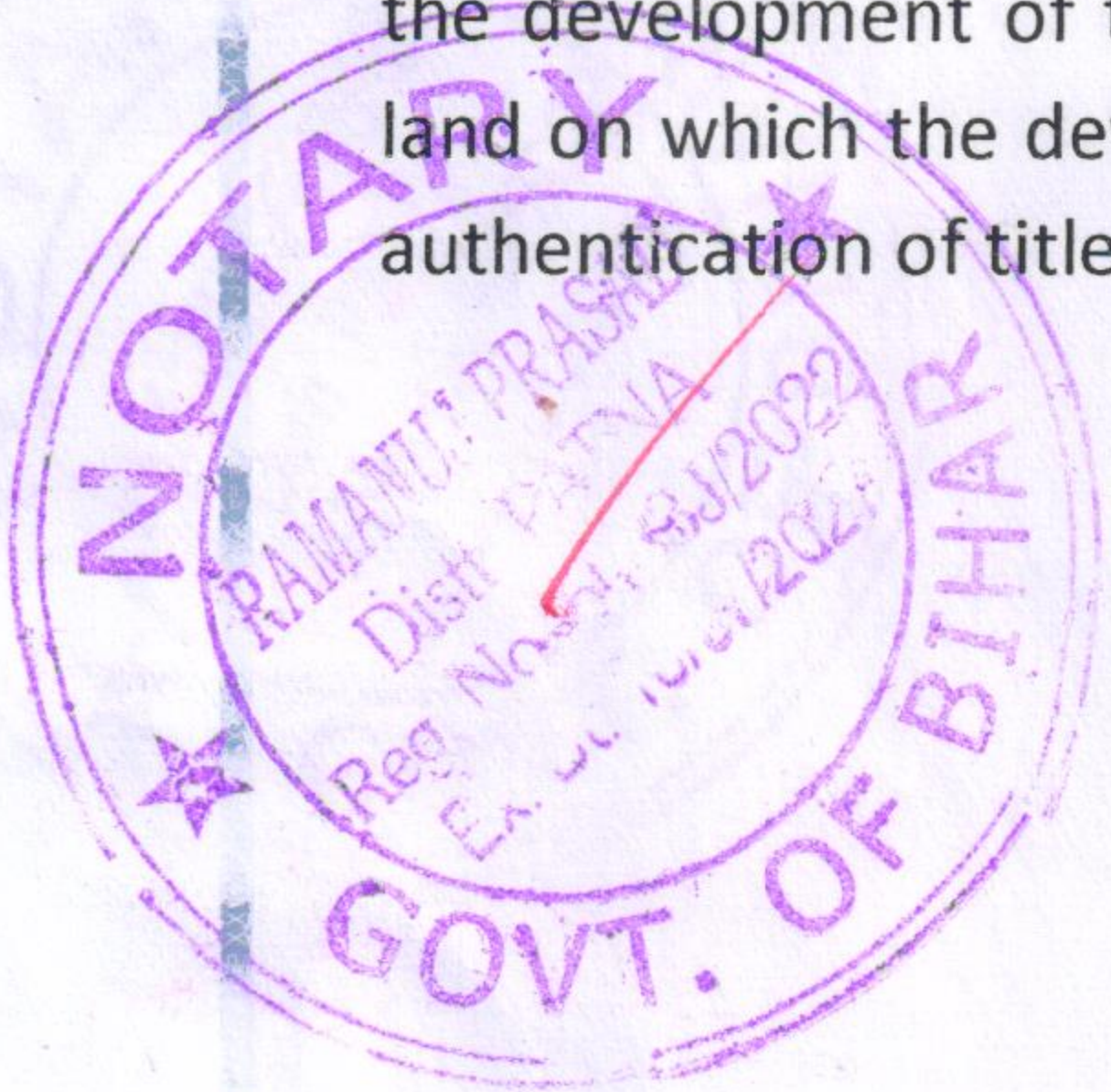
Affidavit cum Declaration of [Mr. Nasib Lal, Director of Sevenist Infrastructure Pvt. Ltd.][Promoter of the project/duly authorized by the promoter the project, vide its /his/their authorization date];

I, Nasib Lal, son of Late Shiv Dahin Singh, resident of Village & P.O.- Nisarpura, P.S.- Parsa Bazar, District- Patna, Bihar, Director of Sevenist Infrastructure Pvt. Ltd. promoter of the project – "BASERA" do hereby solemnly declare, undertake and state as under:

1. That I, Nasib Lal, Director of Sevenist Infrastructure Pvt. Ltd. has a legal title to the land on which the development of the project "BASERA" is Proposed or Constructed 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 authentication copy of the agreement between

Shri/ Smt. Nasseeb Lal
Who is identified by Sri.....
Advocate Solemnly affirmed
declare before me.

Ramanuj Prasad
Notary



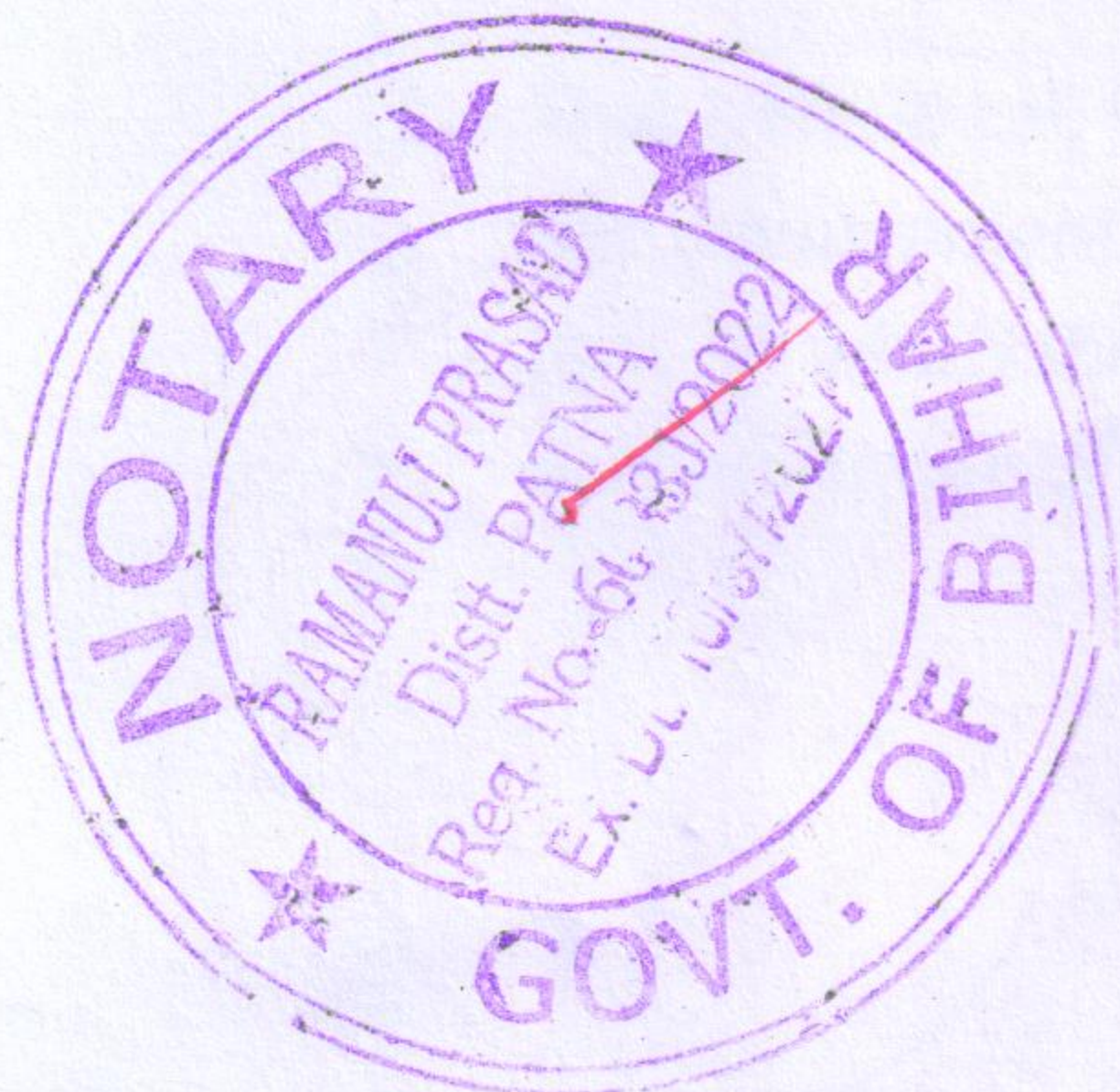
such owner Shri Sooraj Deo Narayan Shrivastava, son of Late Panchdeo Narayan Shrivastava, resident of In front of Shanti Niketan, Kamta Singh Lane, East Boring Canal Road, P.S.- Buddha Colony, District- Patna, PIN- 800001, which is registered in the office of the District Registration Office Patna in Book No. 1, Volume No. 204, C.D. No. 32/2017, pages from 244 to 260, bearing Deed No. 8986/2017, Sl. No. 9943, Token No. 10389/2017 dated 12.09.2017 and promoter as named above 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 (Attached with this declaration) 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 within 01/02/2027 by the promoter.
4. That seventy percent 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 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 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

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 Patna on this 21st day of the month January 2023.



*Identify the deponent's Executan.
who has Put in his Signature & Stamp
in my Presence*

श्री सोराज देव
Deponent