IT 0002207743

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	30-SEP-2022 15:02:20
NAMES OF THE ACC/ REGISTERED USER :	SAHAJ RETAIL LIMITED
LOCATION :	CIVIL COURT NAWADA
NAME OF LITIGANT :	RAGIV KUMAR SINHA
e-COURT RECEIPT NO :	BRCT3059I2201P646
e-COURT FEE AMOUNT :	₹100
	(Rupees One Hundred Only)

BRCT3059I2201P646

WELFARE STAMP ₹25 बिहार BIHAR पच्चीस रुपये RUPEES TWENTY FIVE BRCT3059I0208122461 EX. DATE-29-SEP-2022

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.

NOTARY BHARAT BHUSHAN SINHA AREA-NAWADA REGD NO.-7296712 EX DATE-04.10.2022 Government of Bihar

mirdah toli, post-Nawad-805110. [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 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 .....

4. That seventy per cent. Of the amounts relished by [me/the promoter] for the real estate project from the allotters, 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 That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 withdraw by [me/the promoter] after it is certified by an engineer, an architect and a character account in practice that the withdrawal is in proportion to the percentage of completion of the project.

30 SEP 2022

NOTARY BHARAT BHUSHAN SINHA AREA-NAWADA REGD NO.-7296712 EX DATE-04.10.2022 Government of Bihar

NO. 19 BOOK III 1850

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-cut-Declaration

Affidavit cum Declaration of RAJIV KUMAR SINHA (ADARSH HOME DEVELOPERS)

Mr. /Ms. RAJIV KUMAR SINHA ((promoter of the project/ duly authorized by the promoter of the project, vide its/his /their authorization dated ____/____/ ____(dd/mm/yy);

I, RAJIV KUMAR SINHA "**SHRI RAM AND SHRI KRISHNA COMPLEX**" promoter of this project /duly authorized 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 LAND OWNERS (1).Dilip Pandey Sons of Late Gauri pandey, Resident of Anti pargna samai ,ps-nawada ,(2)Baidyanath Prasad S/o-Late Nararyan Mahto vill- Vijay Nagar, post sadipur nawada-805110. (3.) Ravi Kumar S/O- SRI Laxmi Nararyan vill-dhamaul, post- Dhamaul Nawada-805124,(4)Surendra kumar S/o- Lakhan Prasad Yadav vill- sidheshwarpur , pargna-samai PS& DIST-Nawada-805110. (5) Hasnain Waiz S/o- sebatul Haque firdoshi @ par Nawada , muhalla-mirdah toli, post-Nawad-805110. [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 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 .....
4. That seventy per cent. Of the amounts relished by [me/the promoter] for the real estate project from the allotters, 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 accounts, 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 withdraw by [me/the promoter] after it is certified by an engineer, an architect and a character account in practice that the withdrawal is in proportion to the percentage of completion of the project.

Government of Bihar

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NOTARY BHARAT BHUSHAN SINHA AREA-NAWADA REGD.NO.-7796712 EX. DATE-04.10.2022 Government of Bihar

NO. 19 BOOK 1 1851

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 practices, 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/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.

M/s Aadarsh Home Developers
Managing Partnar

Deponent

NOTARY
BHARAT BHUSHAN SINHA
AREA-NAWADA
REGD.NO.-72/2012
EX. DATE-04.10.2022
Government of Bihar

Verification

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

Date 30 / 09 / 2022 (dd/mm/yy)

Place Nawada

M/s Aadarsh Home Developers
Managing Partnar

Deponent

30.9.2022

BHARAT BHUSHAN SINHA
Notary Govt. of Bihar
Civil Court Nawada





M/s Aadarsh Home Developers

Managing Partnar