W. S. IS NOT AVAILABLE

Sl.N./B 15674 /18-19
Auth. Sign.
AS, Sonpur, N. F. Copy
DBA No. Price Rs.50/-
A/c No. T

GOVT OF BIHAR
Department of Registration,
Excise & Prohibition,
District Scrap Sarai, Chapra
COURT FEE
AUTHORIZATION NO: 6010

भारत STAMP DUTY 00000 बिहार JUDICIAL
INDIA 365554 -4.10.2018 BIHAR
7229 7922215

11419
24.10.18

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OF ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **Kumar Rahul Ranjan** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28-Apr-2017;

I, **Kumar Rahul Ranjan** promoter of the proposed project / duly authorized by the promoter of the proposed 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 **The Sai Greens Phase – 1,** at Sonpur Court 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 or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 25-Dec-2022.

4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 / 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 regulations made under the Act.

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.

For TCW Realty Pvt. Ltd.

Director.

Deponent

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 SONPUR on this 24th day of Oct, 2018

For TCW Realty Pvt. Ltd.

Director.

Deponent

24.10.18
Ramesh Kumar
NOTARY PUBLIC
Sonpur, Saran
R.No.-7425/121

I identify the above named
presented deponent who has
signed put his thumb L.T.I.
my presence

24/10/18

W.S. IS NOT AVAILABLE

Sl.N./B 18-19
Auth. Sign. 15675
AS, Sonpur, N. P. Copy
DBA No. Price Rs.50/-
A/c No.

GOVT OF BIHAR
Department of Registration,
Excise & Prohibition,
COURT FEE
AUTHORIZATION NO: 6010

भारत STAMP DUTY BIHAR INDIA

11421
24.10.18

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OF ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. **Kumar Rahul Ranjan** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28-Apr-2017;

I, **Kumar Rahul Ranjan** promoter of the proposed project / duly authorized by the promoter of the proposed 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 **The Sai Greens Phase – 2,** at Sonpur Court 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 or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 25-Dec-2023.

4. That seventy per cent of the amounts realised 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 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 / 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 regulations made under the Act.

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.

For TCW Realty Pvt. Ltd.

Director.

Deponent

NOTARY Government of Bihar Ramesh Kumar Sonpur (Saran) R.No. 7425/12J Exp. 04.10.2022

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 SONPUR on this 24th day of OCT, 2018

For TCW Realty Pvt. Ltd.

Deponent

Director.

24.10.18

Ramesh Kumar
NOTARY PUBLIC
Sonpur, Saran
R.No.-7425/12J

I identify the signature/L.T.I. of presented deponent who has/have signed/put his/their L.T.I. in my presence

Sadeep Kumar

24/10/18