Sl. No. 6147
Date 30-12-25

FORM 'B'

[See rule 3/4)

DECLARATION, SUPPROTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER OR ANY PERSON AUTHORISED BY THE DEVELOPER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF **Mr. DEEPAK KUMAR SINGH** S/o- VIMAL KISHORE SINGH, IS RESIDENT OF **HANUMAN MANDIR, CHINTAWANPUR, DAMODARPUR, EAST CHAMPARAN- 845416, BIHAR** HAVING HIS (ADHAAR NO.- 8877 1186 4730) DIRECTOR OF **"DSDEV ENGICON PRIVATE LIMITED"** FOR THE PROJECT **"NIRMALA ENCLAVE"** DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-_____.

I **Mr. DEEPAK KUMAR SINGH** S/o- VIMAL KISHORE SINGH, IS RESIDENT OF **HANUMAN MANDIR, CHINTAWANPUR, DAMODARPUR, EAST CHAMPARAN- 845416, BIHAR** (DEVELOPER OF THE PROJECT DULLY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER **"NIRMALA ENCLAVE"** PROJECT SHALL BE COMPLETED IN 11-12-2029.

1. THAT LAND OWNNERS NAMELY- **1.(I)MR. RAJESH KUMAR AGED ABOUT 47 YEARS S/O- SHRI SATYANARAYAN PRASAD GUPTA, R/O- OLD WARD NO.- 08 AND NEW WARD NO.- 20 MISKAUT, P.S.- MOTIHARI, DISTRICT- EAST CHAMPARAN, BIHAR, (II)MR. RAKESH KUMAR GUPTA AGED ABOUT 44 YEARS S/O- SHRI SATYANARAYAN PRASAD GUPTA, R/O- OLD WARD NO.- 08 AND NEW WARD NO.- 20 MISKAUT, P.S.- MOTIHARI, DISTRICT- EAST CHAMPARAN, BIHAR, (III)AVINASH KUMAR AGED ABOUT 38 YEARS S/O- SHRI SATYANARAYAN PRASAD GUPTA, R/O- OLD WARD NO.- 08 AND NEW WARD NO.- 20 MISKAUT, P.S.- MOTIHARI, DISTRICT- EAST CHAMPARAN, BIHAR,** 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 DEVELOPER FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERE WITH.

2. THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.
3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE DEVELOPER IS 11-12-2029.
4. THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE DEVELOPER 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.

NOTARY Neelam Kumari Area- Patna Regd No.-17459 Expiry Date- 22-11-2029 30-12-25 GOVT. OF INDIA

5. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE DEVELOPER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

7. THAT THE DEVELOPER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.

8 .THAT THE DEVELOPER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

9 THAT THE DEVELOPER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

10. THAT THE DEVELOPER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

DSDEV ENGICON PRIVATE LIMITED

DIRECTOR

DEPONENT

Sl. No. 6147

Date 30-12-25

VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

VERIFIED BY ME AT..... ON THIS.....DAY OF.....

DSDEV ENGICON PRIVATE LIMITED

DIRECTOR

DEPONENT

NOTARY
Neelam Kumari
Area - Patna
Regd. No.-17459
Expiry Date - 22-11-2029
30-12-25
GOVT. OF INDIA

Sri/Smt. Deepak Kumar Singh,

Who is identify by Sri. Arun Kr Jal, Adv identify the deponent who has Advocate solemnly affirmed and Signed/ITI in my Presence declare before me

Neelam 30-12-25

Neelam Kumari
Notary Public Advocate
Patna

Arun Kumar Lal
ADVOCATE
30-12-2025
ERN- 1610/1992

Sl. No. 6147
Date 30-12-25

