



Sri/Smt. Santosh Kumar Sinha
Deponentes Signature/LTL
Identified by Mukul Kumar Shaban
Advocate, Solemnty Affirmed
and declared before me
MUKUL KUMAR SHABAN
NOTARY, PATNA

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

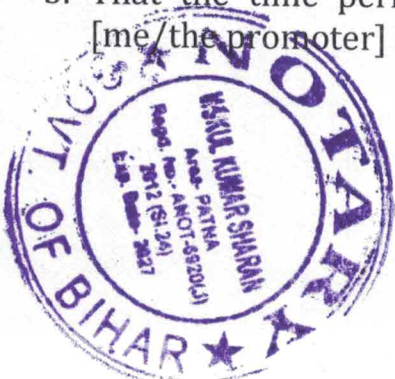
Affidavit-cum-Declaration

Affidavit cum Declaration of

Mr. Santosh Kumar Sinha, Promoter Name – Asterisk Home Private Limited,
[promoter of the project/duly authorized by the promoter of the project, vide
its/his/their authorization dated 05/03/2023 (dd/mm/yy);

I, Santosh Kumar Sinha, Project Name – Sri Ram Enclave, promoter of the
project/duly authorized by the promoter of the project] do hereby solemnly
declare, undertake and state as under:

1. That Mr. Sanjay Kumar, Mr. Samir Kumar Singh, Mrs. Punam Kumari
[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 detail 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 22-05-2031



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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

Gautam K. S.

Deponent

Verification

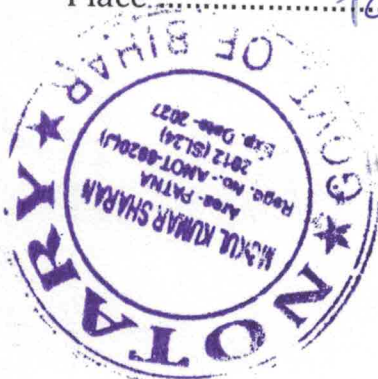
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date...../...../..... (dd/mm/yy)

Place.....*Patna*.....

Gautam K. S.

Deponent



I identify the deponent/executor/who has /have signed/put in my presence

ADVOCATE

26/5/26

INDIA JUDICIAL
Government of Bihar



Government of Bihar

e-Court Fee

e-Court Fee Receipt No: BFCR0030260400072200

Date & Time : 25-Apr-2026-08:31 AM

Name of the A/C Registered User : Bihar State Co-operative Bank, SCB

Location: Civil Court Patna

Name of Applicant

e-Court Fee Amount : 100 (One Hundred Rupees Only)

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Statutory Alert

GOVERNMENT OF BIHAR
The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App
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GOVERNMENT OF BIHAR

2. The onus of checking the legitimacy on is on the users and the certificate.

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