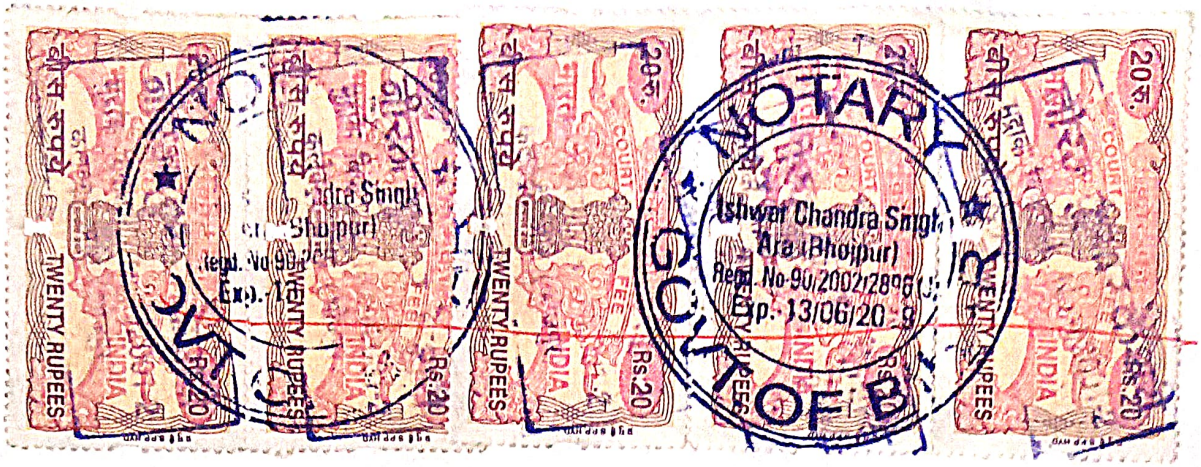


S.L. No 700
15/4/26

FORM-B

{SEE RULE 3/4)

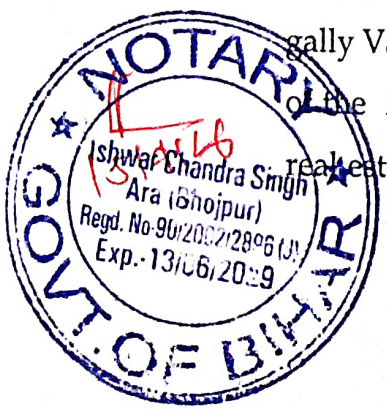
DECLARATION, SUPPROTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER OR ANY PERSON AUTHORISED BY THE DEVELOPER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SHRI Randhir Kumar S/o Late Bangali Prasad R/o Mohalla- Anargali Babu Bazar Ara, P.S. Ara Nagar, Distt. Bhojpur-802301 Aadhar No.-8008 8134 0520 Proprietor M/s R.K. Construction & Developer for the project **Gajanand Villa** "Duly Authorized by the Developer of the project Vide Its Authorized Dated 03.12.2025.

I, Shri Randhir Kumar S/o Late Bangali Prasad R/o Mohalla- Anargali Babu Bazar Ara, P.S. Ara Nagar, Distt. Bhojpur-802301 (Developer of the project dully Authorized by the Developer of the Project) Do hereby Solemny declare, Undertake And State as Under **Gajanand Villa** project Shall be completed in 02.12.2030.

1. That Land ownners namely I. Shri Sudam Prasad Keshari 2. Laxman Prasad Keshari both S/o Late Bashdeo Prasad R/o Mohalla-Mahadeva Ara, P.O. Ara, P.S. Ara Town, Distt. Bhojpur-802301 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 alongwith 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 time period within which the project shall be completed by the developer is 02.12.2030.

4. That seventy percent, of the amount realized by the developer from 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.

5. That the amount from the separate account, to cover the cost of the Project shall be withdrawn by the Developer in proportion to the percentage of completion of the project.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 from 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 projectand the withdrawal has been the 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 he developer shall not discriminated against at the time of allotment of any apartments, plot or Building as the case may be.

NOTARY
Ishwar Chandra Singh
Ara (Bhojpur)
Regd. No-90/2002/2896(J)
Exp.-13/6/2028
GOVT. OF BIHAR

R.K. CONSTRUCTION
& DEVELOPER
Randhir Kumar
Proprietor

Deponent

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 .....Arrah..... on this .....15.....Day of.....April 2026

R.K. CONSTRUCTION
& DEVELOPER
Randhir Kumar
Proprietor

Deponent

I identify the signature/LTI of deponent who has signed/put LTI in my presence.

M. K. Singh
Advocate
15/4/2026