



PEACE S SQUARE BUILDTECH
Project- (ALLAMA ENCLAVE)
GROUND FLOOR, UMMEHANI ENCLAVE,
HAROON NAGAR, SECTOR - 1, MASJID LANE,
PHULWARI SHARIF PATNA-801505
Mobile No - 7677784444
e-Mail - peacessquarebuildtech@gmail.com



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit-cum-Declaration of **MOHAMMAD SHAHNWAZ KOUSAR** as a partner
of PEACE S SQUARE BUILDTECH Duly authorized by the promoter of the project
ALLAMA ENCLAVE vide Authorization dated do hereby solemnly
declare Undertake and state as under:

That I **MOHAMMAD SHAHNWAZ KOUSAR** promoter have a legal title to the
land on which the development of the project (**Project ALLAMA ENCLAVE**) is
proposed.

Or

1. That Mr. **MOHAMMAD SHAHNWAZ KOUSAR S/o Mohammad Kousar Kamal** promoter have resident of Flat no-D/1, Alba Enclave, Alba Colony, Phulwari Sharif, Patna in the State of Bihar-801505 on which the development of the project is proposed to be carried out **and Landowners** (a) Md Ali Raza, Hasmat Begum Deed No-18553, dated-20/12/2021, Khata no-22, Plot no-909, (b) Farzana Khatoon Deed no-18554 dated-20/12/2021, khata no-39, Plot no-914 (d) Anamul Haque, Anwarul Haque, Ejarul Haque, Deed no-5115, dated-26/03/2022, Khata no-51, Plot no-910 have a legal title to the land on which the development of the proposed project (**Project:- ALLAMA ENCLAVE**) is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Development agreement between such owner and promoter for development of the real estate project is enclosed herewith.

11/Smt. *Mohammad Shahinwaz Kousar*
Deponent's Signature/L.T.I.
identified by *K.M. Gandhi*
Advocate, Solemnly affirmed and
declared before me

ARUN KUMAR
NOTARY PATNA



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 the promoter is **14/06/2027**.
4. That seventy per cent. of the amounts realised by 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 the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an architect and the Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That we shall get the accounts audited within six months after the end of every financial year by a Chartered Accountants 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 compliance with the proportion to the percentage of completion of the project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Sahnwaz Khan
Deponent

Verification

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

Date: 11/05/2023

Sahnwaz Khan
Deponent

Place: -PATNA



I identified the Signature/
LTI/RTI of Deponent, who has
signed in my presence

Sahnwaz Khan
ADVOCATE



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



IN 2300041917



3. In case of any discrepancy please inform the Competent Authority.

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