Sl.No 32 Date 20.4.23

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. JYOTISH CHANDRA JHA, Director of Jha Real estate Developers And Marketing Pvt. Ltd. (Promoter) of the project SIMSUN ENCLAVE, vide its authorization dated.

I, Mr. JYOTISH CHANDRA JHA, Director of Jha Real estate Developers And Marketing Pvt. Ltd. (Promoter) of the project SIMSUN ENCLAVE do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed. 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, dues, litigation and name of any party in or over such land.

3. That time period within which the project shall be completed by the promoter is 31/03/2026.

4. That seventy percent of the amounts realized by the promoter for the real estate project from 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 purposes.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is In proportion to the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 the promoter shall get the accounts audited within six months after the end of every financial Year by 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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GOVERNMENT OF BIHAR
e-Court Fee

Rs No 32.22.423

DATE & TIME :	18-APR-2023 12:52:39
NAMES OF THE ACC/ REGISTERED USER :	THE BHAGALPUR CENTRAL CO-OPERATIVE BANK LTD.
LOCATION :	Civil Court BHAGALPUR
NAME OF LITIGANT :	JHA REALE STATE DEVLOPERS AND MARKETING PVT LTD
e-COURT RECEIPT NO :	BRCT1848D2351M097
e-COURT FEE AMOUNT :	₹ 100
	(Rupees One Hundred Only)

NOTARY Pawan Kr. Singh Reg No-3288J GOVT. OF BIHAR (INDIA)

NOTARY Pawan Kr. Singh Reg No-3288J GOVT. OF BIHAR (INDIA)

BRCT1848D2351M097

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.

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9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY
Pawan Kr. Singh
Reg No -3208/
GOVT. OF BIHAR (INDIA)

JHA Realestate Developers and Marketing Pvt. Ltd.

Director

Deponent

Verification

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

Verified by me at _____ on this _____ day of _____.

Identified by
Advocate
20-04-2023
EH-1020/83

JHA Realestate Developers and Marketing Pvt. Ltd.

Director

Sri/Smt Jyotish Chandra Jha
Who is identified by.....
Advocate Solemnly Affirmed
Declared before me

20.4.23

Pawan Kr. Singh
NOTARY BHAGALPUR

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