B.No. 15 Date 9.5.23

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, **Ashish Ranjan** S/o Sanjay Ranjan as Director of the promoter company **M/s KUBER AASHIYANA PRIVATE LIMITED**, having its registered office at Badi Khanjarpur, P.S. – Barari, P.O. – Bhagalpur and Dist. - Bhagalpur in the State of Bihar, PIN – 812001, Promoter of the proposed project **"NILGIRI PALACE"** do hereby solemnly declare, undertake and state as under:

1. That **Mrs. Lakshmi Mishra** W/o Late Divakant Mishra & **Mr. Prabhat Kumar Mishra** S/o Late Divakant Mishra have 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.

3. That the time period within which the project shall be completed by the promoter is **31-03-2028.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

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

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

NOTARY Pawan Kr. Singh Reg. No.-32350 GOVT. OF BIHAR (INDIA)

FOR KUBER AASHIYANA PRIVATE LTD.

DIRECTOR

Deponent

Verification

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

Verified by me at Bhagalpur on this 9th Day of May 2023.

FOR KUBER AASHIYANA PRIVATE LTD.

DIRECTOR

Deponent

Sri/Smt ... Who is identified by ... Advocate Solemnly Affirmed ... declared before me

9.5.23

Pawan Kr. Singh
NOTARY BHAGALPUR

YL 0006831444

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	18-APR-2023 10:20:55
NAMES OF THE ACC/ REGISTERED USER :	THE BHAGALPUR CENTRAL CO-OPERATIVE BANK LTD.
LOCATION :	Civil Court BHAGALPUR
e-COURT RECEIPT NO :	BRCT0528D2348M659
e-COURT FEE AMOUNT :	₹ 99
	(Rupees Ninety-Nine Only)

15 9.5.23

NOTARY Pawan Kr. Singh Reg. No. [illegible] GOVT. OF BIHAR (INDIA)

BRCT

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

₹1 BIHAR COURT FEE BRCT 1039[illegible]2316L 18-APR-2023

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