Date:- 2-5-2023

FROM "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 com Declaration of Mr. Sanjay Kumar Sinha , Partner of M/S Nutan Construction, Promoter of the project.

I, Sanjay Kumar Sinha , Partner of M/S Nutan Construction, Promoter of the project, do hereby solemnly declare, undertake and state us under;

1. (1) Sri Ranjeet Kumar Sinha alias Ranjeet Kumar, (2) Sri AmitKumar , Both S/O Sri Umesh Chandra Singh, title to the land on which the Development of proposed Project is " UMESH ELITE" 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 within the project shall be completed by me is October 2026
4. That seventy percent of the amount realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separated account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amount from the separated account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

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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 product 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.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time allotment of any Apartment, plot or building, as the case may be.

Verification

Sanjay
Deponent

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 Patna on this 02 day of 05 Two thousand twenty three

NOTARY
GOVERNMENT OF BIHAR

Identify the deponent
Signature/L.T. who has
signed in my presence
02.05.23

JU 0000686194

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	20-APR-2023 09:41:50
NAMES OF THE ACC/ REGISTERED USER :	THE BIHAR STATE COOPERATIVE BANK LIMITED
LOCATION :	CIVIL COURT PATNA
e-COURT RECEIPT NO :	BRCT2022D2341J487
e-COURT FEE AMOUNT :	₹ 95
	(Rupees Ninety-Five Only)

BRCT2022D2341J487

₹5
BIHAR COURT FEE
BRCT2042903D2339J
20-APR-2023

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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.