WELFARE STAMP ₹25 बिहार BIHAR पच्चीस रुपये RUPEES TWENTY FIVE BRST2130129D2326P 21-APR-2023

NOTARY MUKUL KUMAR SHARAN Area- PATNA Regd. No.- ANOT-6920(J) 2012 (SI.24) Exp. Date- 2027 GOVT. OF BIHAR

No. 63 Date 20/6/23

Form - B

Affidavit - cum- Declaration

Affidavit-cum-Declaration of Mr. Anjesh Kumar, Director and authorized representative of Redbrick Infrabuild Pvt Ltd, Promoter, of the Project;

I, Anjesh Kumar promoter of the project **"LANDMARK PACIFIC"** do hereby solemnly declare, undertake and state as under ;

1. That the Owner and The Promoter have entered into a Development Agreement on 29.09.2021 vide Deed no 19455, Serial no – 19464, Book no – 1, Jild no 310, page no – 526 to 539, CD no – 47 and registered in District Registry Office Muzaffarpur thereafter the Promoter has obtained legally valid authentication of title of such land alongwith an authenticated copy of the Development agreement for development of the real estate project is enclosed herewith and the construction Map is approved by "Muzaffarpur Planning Area Authority" vide Plan case no 20/2023, Letter no 135, Dated13.04.2023.
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 **Five Years** i.e. 1st June 2023 to 1st June 2028.
4. That Seventy percent, of the amounts realized 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 land cost and shall be used only for that purpose.

Shri/Smt. Anjesh Kumar who has/have identified by Advocate solemnly affirmed and Declare before me Mukul Kumar Sharan Notary Patna 20/6/23

NOTARY MUKUL KUMAR SHARAN Area- PATNA Regd. No.- ANOT-6920(J) 2012 (SI.24) Exp. Date- 2027 GOVT. OF BIHAR

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project;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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project;
8. 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 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.

Redbrick Infrabuild Private Limited

Director

Deponent

Verification

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

Redbrick Infrabuild Private Limited

Director

Verified by me at Patna on this ..... JUNE 2023.

Deponent

NOTARY
MUKUL KUMAR SHARAN
Area- PATNA
Regd. No.- ANOT-69281/J/
2012 (SI.24)
Exp. Date- 2027
GOVT. OF BIHAR

Identified the executant who has
signed in my presence

30/6/23

JU 0000567303

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	21-APR-2023 15:26:24
NAMES OF THE ACC/ REGISTERED USER :	THE BIHAR STATE COOPERATIVE BANK LIMITED
LOCATION :	HIGH COURT PATNA
NAME OF LITIGANT :	ANJESH KUMAR
e-COURT RECEIPT NO :	BRCT2152D2325P977
e-COURT FEE AMOUNT :	₹ 100
	(Rupees One Hundred Only)

BRCT2152D2325P977

NOTARY
MUKUL KUMAR SHARAN
Area - PATNA
Regd. No. - ANOT-6
2012
Exp. Date- 2027
GOVT. OF BIHAR

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