NO....378/....
Date..21.5.2023

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms.**Mayank Murarka Director Jai Sri shyam homes private limited** promoter of the proposed project **Shree Shyam Art Palazzo.**

I, Mayank Murarka promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with **Sri Amit Tandon & Sri Vikash Tandon** who possess 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 project is enclosed herewith.

2. That the said land is free from all encumbrances.
   OR
   Possess such encumbrances as_____including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **3 Years.** Dated 20\7\2026

4. That seventy per cent of the amounts realised by me/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 as far as building is concerned. For layout projects, it will be cost of development and the land cost.

Jai Sri Shyam Homes Pvt. Ltd.

Mayank Murarka

Director

NOTARY GOVT OF BIHAR
Alok Kumar Das
Dist PATNA
No. N-6920/22
2012

WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs Twenty Five
31 May 2023

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5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Jai Sri Shyam Homes Pvt. Ltd.
Director

Deponent

Sri/Smt. Mayank Dudhaka
who is Identified by Shri. [illegible]
Advocate, solemnly affirmed and
declared before me
31-5-2023

Alok Kumar Das (Advocate,
Notary Public, Patna [illegible]

Verification

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

Verified by me at Patna on this 31st day of May.

Jai Sri Shyam Homes Pvt. Ltd.
Director

Deponent

NOTARY
Alok Kumar Das
Dist. PATNA
GOVT OF BIHAR

I Identify the deponent who has signed in my presence.

Arun Kumar
ADVOCATE
31/5/23

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INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No. : BRECR003C230500097753

Date & Time : 31-May-2023 10:14 AM

Name of the ACC/ Registered User : Bihar State Co-operative Bank, SCB

Location : Civil Court Patna

Name of Applicant : CIVIL COURT PATNA

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

100

IN 230012 6093

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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