4L0000563983=100/2

WELFARE STAMP
बिहार BIHAR
RUPEES TWENTY FIVE
BRST1843878K2210P
18-NOV-2022

GOVT. OF BIHAR
NOTARY
ARBIND KUMAR
PATNA, BIHAR
INDIA
Regd. No.16401

FORM 'B'
See rule 3(4)

I/Smt. Kamlesh Kumar Singh
Deponent's Signature/L.T.I
Identified by Som Nath Bhardwaj
Advocate, Solemnly affirmed
declared before me
28/11/2022
ARBIND KUMAR
NOTARY PATNA

Affidavit-cum-Declaration-of **Mr. Kamlesh Kumar Singh**, promoter of the project- **RAM BABU COMPLEX**, duly authorized by the promoter of the project, vide it/his/her/their authorization dated ...28/11/2022

I, Mr. ***Kamlesh Kumar Singh*** promoter of the project- ***RAM BABU COMPLEX*** / duly authorised by the promoter of the project do hereby solemnly declare, undertake and state asunder:

1.) That Smt. Priti Singh, W/o- Ram Babu Singh, Batrauli, Danapur, Patna, and Sri Neeraj Kumar Singh, son of Batrauli, Danapur, Patna, on which the development of the project is proposed to be carried out and Kamlesh Kumar Singh [have/has] a legal title to the land on which the development of the proposed project has a legally valid authentication of title of such land along with an authenticated copy of the Development Agreement dated 29-06-2021 between such owners and promoter for development of the real estate project enclosed herewith.

2.) That the said land is free from all encumbrances or the details of encumbrances including the details of any rights, title, interest, dues, litigation and the name of any party in or over such land.

3.) That the time period within which the project shall be completed by [me / the promoter] is 01-08-2025

4.) That seventy per cent of the amounts realized by [me / 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 we used only for that purpose.

Sl. No. 892 Date 28/11/2022

NOTARY
ARBIND KUMAR
PATNA, BIHAR
INDIA
Regd. No.16401
GOVT. OF BIHAR
28/11/22

5.) That the amounts from the separate account, to cover the, cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

6.) That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion, to be percentage of completion of the project.

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

9.) That I [the promoter] [have / has] furnished such other documents as have been prescribed by the Act and rules and regulations made there under.

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

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 on this day of 28/11/2022

NOTARY
ARBIND KUMAR
PATNA, BIHAR
INDIA
Regd. No. 1640
GOVT. OF BIHAR
28/11/22

I, identified the deponent who has signature/L.T.I. in my presence.
Advocate
28/11/22
Enrl. No. BR-1523/244

Deponent

YL 0000563983

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	17-NOV-2022 11:59:22
NAMES OF THE ACC/ REGISTERED USER :	SAHAJ RETAIL LIMITED
LOCATION :	CIVIL COURT PATNA
e-COURT RECEIPT NO :	BRCT1732K2223L166
e-COURT FEE AMOUNT :	₹ 95
	(Rupees Ninety-Five Only)

BRCT1732K2223L166

₹5
BIHAR COURT FEE
BRCT1818013K2247N
18-NOV-2022

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.