WELFARE STAMP
बिहार BIHAR
BIHAR STATE BAR COUNCIL PATNA
पच्चीस रुपये RUPEES TWENTY FIVE
BRST1108324D2316P
11-APR-2023

FORM "B"

[See rule 3/4)

DECLARATION, SUPPROTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF AJIT PRAKASH DIRECTOR OF SAI GANAPATI HERITAGE PVT LTD.FOR THE PROJECT **DREAM VILLA** DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:

I AJIT PRAKASH (PROMOTER OF THE PROJECT DULLY AUTHORIZED BYTHE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER.

"DREAM VILLA" PROJECT WILL BE COMPLETED IN .....

1. THAT PROMOTER (SAI GANAPATI HERITAGE PVT LTD) AND LAND OWNERS NAMELY 1. BALDEO THAKUR ,RAMDEO THAKUR, SRI INDRADEO THAKUR, ALL S/O LATE PARMANAND THAKUR, 2 .GADADHAR PRASAD SINGH S/O-LATE RAMJI PRASAD SINGH ,3.SMT.PURNIMA SINGH D/O -RAJESHWAR KUMAR HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS PROPOSED 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 **20/03/2028**.
4. THAT SEVENTY PER CENT, OF THE AMOUNT 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FORM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.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 THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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 ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.
8. THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.
9. THAT THE PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

Sl No. 1888 dated 11-04-2023
Authorised U/S 9(1)(a) of ... Notaries
Act 53 of 1952 & rule 11(3) (4) of the
Notary Rules 1956

NOTARY
Ragini Kumari
11-04-2023
Patna High Court
Regd. 307/2019
Expiry Date-13/1/2024
Rajiv Kumar

10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

DEPONENT

Sai Ganapati Heritage Pvt. Ltd
Ajit prakash
Director

VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.
VERIFIED BY ME AT Patna ON THIS 11th DAY OF April 2023

DEPONENT

Sai Ganapati Heritage Pvt. Ltd
Ajit prakash
Director

NOTARY
Ragav Kumar
Patna High Court
Regd. 307/2019
Expiry Date-13/1/2024
GOVT OF BIHAR

Ajit Prakash
Who is identify by Sri B. Singh
Advocate solemnly affirmed and declare before me
Ragav Kumar
11-04-2023
Ragav Kumar
Notary Public Advocate
Patna

I Identify The Deponent who Signed/L.T.I in my presence
Bandeshwar Singh
11/4/2023
Advocate

1188 Dated 11-04-2023

JU 0000653746

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	11-APR-2023 15:19:38
NAMES OF THE ACC/ REGISTERED USER :	THE BIHAR STATE COOPERATIVE BANK LIMITED
LOCATION :	HIGH COURT PATNA
NAME OF LITIGANT :	AJIT PRAKASH
e-COURT RECEIPT NO :	BRCT1153D2318P395
e-COURT FEE AMOUNT :	₹ 100
	(Rupees One Hundred Only)

BRCT1153D2318P395

NOTARY

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.