



FORM "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

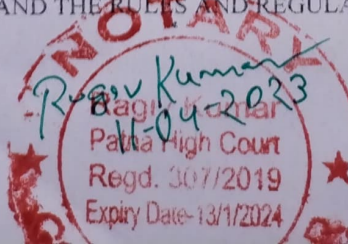
AFFIDAVIT CUM DECLARATION OF AJIT PRAKASH DIRECTOR OF SAI GANAPATI HERITAGE PVT LTD. FOR THE PROJECT DREAM VILLA DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:

I AJIT PRAKASH (PROMOTER OF THE PROJECT DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNLY 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 COVER THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
5. THAT THE AMOUNT FROM THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.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 THAT THE AMOUNT FROM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE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 IN COMPLIANCE WITH THE PROPORTION TO THE 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. 1188  
Authorized U/S of 11-04-2023  
Act 53 of 1982 & rule 1(3) (4) of the  
Powers of 1983



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

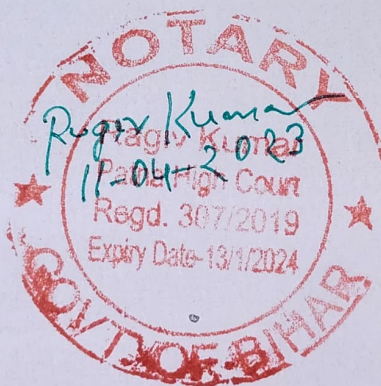
Sai Ganapati Heritage Pvt. Ltd  
Ajit Prakash  
Director

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 11<sup>th</sup> DAY OF April 2023

DEPONENT

Sai Ganapati Heritage Pvt. Ltd  
Ajit Prakash  
Director



I Identify The Deponent who  
Signed/LTI in my presence

Bondeshwar Singh  
11/4/2023  
Advoca.

Ajit Prakash  
B. Singh  
Advocate solemnly  
11-04-2023  
Rajiv Kumar  
Patna High Court  
Advocate

1189

11-04-2023

SHCIL

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

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NOTARY  
Rajendra Kumar  
11-04-2023