Shri/Smt. Sonu Kumar who has/have identified by Advocate, Sumintra and declared before me. 19.8.2023

SURESH PRASAD
NOTARY PATNA

NOTARY SURESH PRASAD Area-PATNA Regd. No.-7024/J/1997 Exp. Date-15/12/2025 GOVT. OF BIHAR

WELFARE STAMP ₹25 बिहार BIHAR पच्चीस रुपये Rs. Twenty Five 18 Aug 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 **SONU KUMAR (SUMINTRA RESIDENCY) (COMPANY-RAJKUNWAR CONSTRUCTION PRIVATE LIMITED)** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated_____;

I, **SONU KUMAR,** Promoter of the proposed project **(SUMINTRA RESIDENCY)** / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

No 3147 Date 18.8.2023

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

   OR

   BARELAL RAY, PARMANAND RAY, SONU KUMAR have/has 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 real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

   OR

   That, details of encumbrances ___X___ 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 **(Day- 0, Month- 0, Years- 5).**
4. That, seventy per cent of the amounts realized 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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 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. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

NOTARY SURESH PRASAD Area-PATNA Regd. No.-7024/J/1997 Exp. Date-15/12/2025 GOVT. OF BIHAR

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this ....18th.... day of.....18.8.2023

I, identify the deponent who has Signed/L.T.I in my Presence
Advocate
19/8/2023.

Deponent

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Government of Bihar

e-Court Fee

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e-Court Fee Receipt No: BRECR003C230800073047

Date & Time: 18-Aug-2023 09:48 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)

IN-2300596899

Statutory Alert:

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

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