

FORM 'B' [See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SI
PROMOTOER

OR ANY PERSON AUTHORISED BY THE PROMOTOR

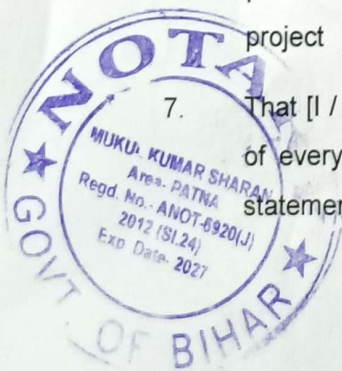
Affidavit-cum-declaration

Affidavit cum declaration of

of Shri **RAMJEE RAI, ANIL KUMAR SINGH, SUNIL KUMAR AND OTHERS**, Land owner of
The Proposed Project "**THE LONDON HEIGHTS**"

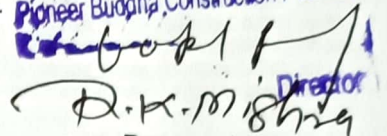
Shri **GOPAL PANDAY**, Director of **PIONEER BUDDHA CONSTRUCTION Pvt. Ltd.** of The
Proposed Project "**THE LONDON HEIGHTS**" do hereby solemnly declare, undertake and
state as under

1. That [1/Promoter] have/has] a legal title to the land on which the development of the
project is proposed and a legally valid authentication of title of such land along with
an authenticated copy of the agreement between such owner and promotor for
development of the real estate project is enclosed herewith
2. That the said land is free from all encumbrances. Or That Detail of
encumbrances.....including details of any rights, title interest, dues,
litigation and 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. 17-07-2027
4. That Seventy percent. of the amounts realised 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 be used only for that purpose
5. That the amounts from the separate account, to cover the cost of the project shall be
withdrawn by [me / the promotor] in proportion to the percentage of completion of the
project
6. That the amounts from the separate account, shall be withdrawn by [me / the
promotor] 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 / the promotor] 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



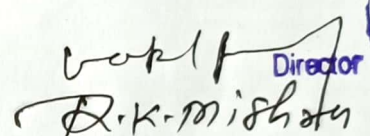
shall be verified during the audit that the amounts collected for a particular project have been utilised for the projects and the withdrawal has been in compliance with the proportion to the percentage of completion of the projects

8. That [I / the promotor] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promotor] [have / has] furnished such other documents as have been prescribed by the act and the rules and regulations made thereunder.
10. That [I / the promotor] shall not discriminate against any allottee at the time of allotment of any apartment plot or building, as the case may be.

Pioneer Buddha Construction Pvt. Ltd.

Director
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from

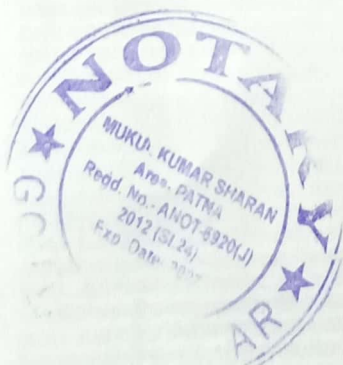
Pioneer Buddha Construction Pvt. Ltd.

Director
Deponent

Date.....

Place.....

Identify the deponent who has
signed/L.T.L in my presence

ADVOCATE



Government of Bihar

GBREUR003C230600118650

28 Jun 2023 12:03 PM

Bihar State Co-operative Bank, SGB

Civil Court Patna

CIVIL COURT PATNA

100 (One Hundred Rupees Only)



IN 2300286966

Any discrepancy in the details on this Certificate and as available on the website/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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