



INDIA JUDICIAL Government of Bihar

e-Court Fee

e-Court Fee Receipt No. : BRECR046C230900097063
Date & Time : 30-Sep-2023 11:34 AM
Name of the ACC/ Registered User : District Co-operative Central Bank, Muzaffarpur
Location : Civil Court Muzaffarpur
Name of Applicant : DEPONENT
e-Court Fee Amount : 100 (One Hundred Rupees Only)



09 OCT 2023



IN 2300891254

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.
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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.





[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

Mr./Ms. ALOK KUMAR, Promoter of MODERN CITY
INFRA TECH PVT. LTD.

[promoter of the project/duly authorized by the promoter of the project, vide its/his/their authorization dated 25/07/2022 (dd/mm/yy);

I, ALOK KUMAR, Project Name - DEEP NARAYAN
ENCLAVE promoter of the project/duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

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

or

- ① Sri Bipin Shankar Ojha ② Sri Navin Shankar Ojha
③ Sri Bishwajeet Kumar ④ Sri Indrajeet Kumar
⑤ Sri Anil Shankar Ojha ⑥ Dr. Manish Kumar ⑦ Sri Gajendra Kumar
⑧ Sri Dharendra Kumar ⑨ Sri Kumar Amrendra
⑩ Sri Kumar Jitendra ⑪ Mitu Kumari

[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 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.....
4. That seventy percent 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 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 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 the 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 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/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 the rules and regulations made thereunder.
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 therefrom.

Date...../...../..... (dd/mm/yy)

Place

BOOK NO. 02 SR 07 DATE 09 OCT 2023
The Deponent Identified By Advocate
Solely Affirmed & Declared Before Me

RANJEET KUMAR
Advocate Cum Notary
Civil Court, Muzaffarpur

Deponent