

FORM 'B'

[See rule 4]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THEPROMOTER OR ANY PESON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration No. - 8009/23

Affidavit cum Declaration of **Mr. SANJEEV MISHRA, S/o. Shree Radheshyam Mishra, Rampur, Chhatapur, Supaul, BR-852137 ,PAN : DDPPM0201N,** Promoter of the proposed project **"PANORAMA SD VATIKA"** authorized as the promoter of the proposed project, vide authorization dated 17.07.2023.

I, **Mr. SANJEEV MISHRA**, promoter of the proposed project/duly authorized by the Developer (Simanchal Infratech Pvt. Ltd.) of the proposed project do hereby solemnly declare, undertake and state as under:

1. **That** promoter has a legal title to the land on which the development of the project is proposed.

OR

SANJEEV MISHRA has a legal title to the land on which the development of the project is carried out.

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

AND

3. **That** the time period within which the project shall be completed by promoter is 60 Months i.e; (14.12.2028)

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 **That** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **That** the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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** 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** the promoter shall take all the pending approvals on time, from the competent authorities.

9. **That** the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **That** the 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.

Sanjeev Mishra
Deponent

NOTARY RAJ KUMAR THAKUR Area-Purnia Reg. No.-3706/08 Ex. Date-31-3-28 GOVT. OF BIHAR

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Purnia** on this **04th day of December, 2023.**

Identified by
Kundan Kr. Jha
Adv
6/12/2023

Sanjeev Mishra
Deponent

06.12.23
RAJ KUMAR THAKUR
ADVOCATE
NOTARY PUBLIC
PURNEA (BIHAR) INDIA

NOTARY PUBLIC AUTHORISED UNDER NOTARY ACT. 1952(53, 1952) AND U/R 3(4) 1956 OF THE ACT AND U/R. 39(C) THE CODE OF CIVIL PROCEDURE 1908 AN 0297 (C CRIMINAL PROCEDURE CODE

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e-Court Fee

DISTRICTCO-OPERATIVECENTRALBANK,PURNEADISTRICTCO-OPERATIVECENTRALBANK,PURNEADISTRICTCO-OPERATIVECENTRALBANK,

e-Court Fee Receipt No.	:	BRECR055C231200012885
Date & Time	:	06-Dec-2023 09:34 AM
Name of the ACC/ Registered User	:	District Co-operative Central Bank, Purnea
Location	:	Civil Court Purnea
Name of Applicant	:	Advocate
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

Deed No- 8009/23

NOTARY
RAJ KUMAR THAKUR
Area-Purnea
Reg. No.-3706J/08
Ex. Date-31.[illegible]-28
GOVT. OF BIHAR

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Statutory Alert:

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