



Mr./Smt. Sanjay Kumar Sinha
Deponent's Signature

Identified by Aril Kumar
Advocate, Solemnly affirmed and
appeared before me

Kalyani 07/12/23
KALYANI KUMARI
NOTARY, PATNA

FORM "B"

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANYPERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. Sanjay Kumar Sinha, Partner of M/s Nutan Construction, promoter of the project;

I, Sanjay Kumar Sinha, Partner of M/s Nutan Construction, promoter of the project, do hereby solemnly declare, undertake and state as under;

1. Sri. Nigam Kumar, Sri. Anup Kumar, Sri. Prasanna Kumar, Sri Anand Kumar, Smt. Santoshi Singh, and M/s. Nutan Construction title to the land on which the development of the proposed project is **"LOTUS PLAZA PHASE-II"** 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.
3. That the time within the project shall be completed by me is 09.12.2027....
4. That seventy percent of the amount realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separated 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.



No. 43 Date 07/12/23

6. That the amount from the separated account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time allotment of any Apartment, plot or building, as the case may be.

Verification


Deponent

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 Patna on this 07th day of December, Two Thousand Twenty-Three.




Deponent

Identify the deponent's signature/L.I.K.
who has/have affixed in my presence


Advocate
7/12/2023

