



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 Mr. Narendra Kumar S/o Late Sukhdeo Sinha is director of M/s Indraprastha Housing & Enterprises Pvt. Ltd (promoter) of the proposed project **RAGINI HERITAGE**;

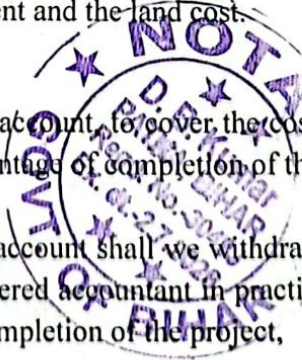
I, Narendra Kumar promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That M/s Indraprastha Housing & Enterprises Pvt. Ltd. has a legal title to the land on which the development of the project is proposed Project "**RAGINI HERITAGE**".
2. Proposed project "**RAGINI HERITAGE**" land belongs to DR. KUMAR CHANDRADEEP S/O LATE DR. RAMENDRA KUMAR YADAV RAVI & DR. (MRS.) RAGINI DEEP W/O DR. KUMAR CHANDRADEEP and both owner assure that the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is **31/03/2028**.

That seventy per cent of the amounts realised by 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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,



**D.B. KUMAR**  
NOTARY PUBLIC

Smt. N. S. Sukhdeo Kumar  
Who is identified by Sri. D. B. Kumar  
Advocate Solemnly affirmed and  
declare before me

Sl. No. 578 Date 5.12.23

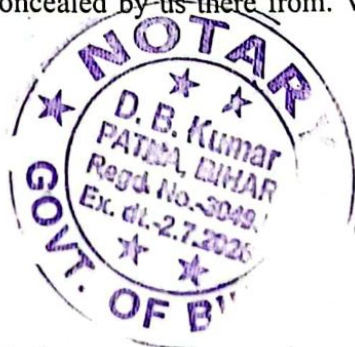
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

*Wamshu Kumar*

Deponent

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from. Verified by me at Patna on this 05<sup>th</sup> day of December-2023.



*Wamshu Kumar*

Deponent

*I identify the deponent signature/  
L.T.I. who has/have affixed in my  
presence.*

*Advocate S/11/21/23*

# INDIA JUDICIAL

## e-Court Fee

e-Court Fee Receipt No.

Date &amp; Time:

Name of the ACG/Registered User

### Location

Name of Applicant

e-Court Fee Amount

100 (One Hundred Rupees Only)

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Statutory Alert

Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

3: In case of any discrepancy please inform the Competent Authority