



FORM 'B'

[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

I, Subodh Verma, Promoter/Partner of the **SATVIKA NEXGEN EMPIRE** Project
"SATVIKA GALAXY, having its registered office at **B-231 Ground Floor, Sri Krishna
Puri District-Patna 800001** of the duly authorized by the Partners of the project
to 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

Following land owners:-

- 1) Sri Ram Sevak Singh, Sri Vinod Kr, Sri Pramod Kr Singh and Subodh Kr
- 2) Sri Akhilesh Kumar Sri Avinash Kr Singh and Dinesh Kr Singh
- 3) Sri Umesh Singh
- 4) Sri Mukesh Kumar Singh, & Sri Rakesh Kumar
- 5) Sri Ajay Kumar
- 6) Smt. Shobha Devi, Sri Deepak Kumar, & Sri Kundan Kumar
- 7) Sri Vijay Kumar, & Smt. Shakuntala Singh
- 8) Smt. Bibha Kumari
- 9) Smt. Kanchan Choudhary
- 10) Sri Deepak Kumar
- 11) Sri Nikhil Natraj
- 12) Smt. Jyoti Priya
- 13) Smt. Sarita Singh
- 14) Sri Sanjay Kumar Singh, & Smt. Sadhna Singh
- 15) Smt. Rashmi Ranjana, & Sri Neeraj Kumar
- 16) Sri Adarsh Mishra, & Smt. Pooja Mishra
- 17) Smt. Sandhya Tandon, & Sri Pankaj Tandon
- 18) Smt. Rakhi Verma
- 19) Smt. Meenakshi Choudhary
- 20) Sri Lalan Kumar Singh
- 21) Smt. Rashmi Ranjan

Sri/Smt. Subodh Verma
who is Identified by Shri.
Advocate, solemnly affirmed and
declared before me.

NO. 214

Date. 11/12/2023

Alok Kumar Das (Advocate)
Notary Public Patna (Bihar)



- 22) Smt. Rashmi Ranjan
- 23) Smt. Rinki Kumari, & Sri Shyam Prakash Vats
- 24) Smt. Sangeeta Singh, & Sri Sidharth Shankar Singh
- 25) Smt. Seema Rani, & Sri Shailendra Kumar Palit
- 26) Sri Alok Narayan & Smt. Namrata Narayan
- 27) Smt. Rani Kumari, & Sri Satyendra Kumar
- 28) Smt. Priyanka Kumari
- 29) Sri Kishan Damani
- 30) Sri Padama Jhunjhun wala

All above have a legal title to the land on which the development of the proposed project is to be carried out

AND

legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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.....

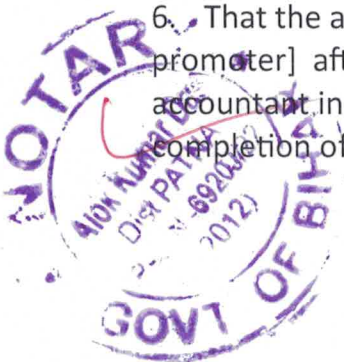
Including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/the promoter] is 5(Five) years i.e 19.08.2028

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 the 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.

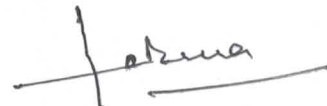


7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and 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..11../..12../..2023...(dd/mm/yy)

Place: Patna



Deponent



I identify the deponent who has signed L.T.I. in my presence.

Arun Kumar

11/12/23

INDIA JUDICIAL
Government of Bihar

e-Court Fee

Date & Time : 11-Dec-2023 10:13 AM

Location : Civil Court Patna

e-Court Fee Amount : 100 (One Hundred Rupees Only)

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

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