



RM 'B'

[See rule 3/4]

DECLARATION, SUPPROTEDBY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SRI SATYENDRA KUMAR (**ADHAAR NO –794469702682)** DIRECTOR OF VASTU VASTAYA BUILDER PRIVATE LIMITED FOR THE PROJECT " **USHA HEIGHT**" DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I SRI SATYENDRA KUMAR (PROMOTER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER VASTU VASTAYA DEVELOPER PRIVATE LIMITED" PROJECT SHALL BE COMPLETED IN 15/03/2026.

1. THAT PROMOTER AND LAND OWNNERS NAMELY 1. USHA RAJ, AGED ABOUT 61 YEARS,W/O-SHRI RAJ KUMAR DUBEY, RESIDENT OF HAPPY NURSERY, 153 A.P COLONY, GAYA-823001, HAVING AADHAR NO 774608225643 AND PAN NO ACOPR6868D, DISTRICT- GAYA (BIHAR). 2.MR KARAN RAJ, AGED ABOUT 38 YEAR, S/O SHRI RAJ KUMAR DUBEY, RESIDENT OF HAPPY NURSERY, 153 A.P COLONY,GAYA-823001 HAVING AADHAR NO 875985110219 AND PAN NO BJWPR9780E. 3. DINESH PANDEY, AGED ABOUT 73 YEARS, SON OF LATE RAM BRIKSH PANDEY, RESIDENT OF SHEOPUR, NEAR NEW POLICE LINE, KANKE ROAD, RANCHI -834008 HAVIN GADHAR NO 548102204960 AND PAN NO ABEPP4524H. HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS PROPOSED 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 HERE WITH.

2 .THAT THE SAID LAND IS FREE FROM ALLENCUMBRANCES.

3 THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS 15/03/2026.

4 .THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY 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 COVET THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THATPURPOSE.

5. THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.



6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT INPRACTICETHATTHEWITHDRAWALISINPROPORTIONTOTHEPERCENTAGE OF COMPLETION OF THE PROJECT.

7. THAT THE PROMOTER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDITTHAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.

8 .THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

9 THAT THE PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

VASTU VASTAYA BUILDER PVT. LTD

DIRECTOR DIRECTOR

DEPONENT

VERIFICATION

THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.

VERIFIED BY MEAT.....Gaya.....ON THIS..28th..DAY OF..Dec...2023

VASTU VASTAYA BUILDER PVT. LTD

DIRECTOR DIRECTOR

DEPONENT

NOTARY
AWADHESH KUMAR
Area Gaya
Regd. No-AB-0766
E.D.12-5-2027
GOVT. OF BIHAR

No 423 Dated 28/12/23

Solemnly affirmed before me

Notary Gaya (Bihar) India 28/12/23

28.12.2023