

57/10/155 Date 22-1-2024



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

Affidavit cum Declaration of

Mr. **GOPAL SHARAN BHARTIA** as Managing Director of **GHARONDA BUILDCON PVT. LTD.** promoter of the project, vide its/his/their authorisation dated 22/01/24;

I, **GOPAL SHARAN BHARTIA** as Managing Director of **GHARONDA BUILDCON PVT. LTD.** promoter of the project **GANGA HEIGHTS PHASE 2** do hereby solemnly declare, undertake and state as under:

1. **SRI AJIT KUMAR SINGH S/O LATE GANGADHAR KUMAR SINGH and SMT. SUSHMA SINGH, W/O LATE RAJKISHORE SINGH** [have/has] a legal title to the land on which the development of the proposed project "**GANGA HEIGHTS PHASE 2**" is 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 period within which the project shall be completed by the promoter is Twenty ninth December 2028 (29.12.2028)

4. That seventy per cent. of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised 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 [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any Regd. No. Vapartment, plot or building, as the case may be.

Gharonda Buildcon Pvt. Ltd.

Managing Director

Verification

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

Gharonda Buildcon Pvt. Ltd.

Date: 22/01/24

Place: PATNA

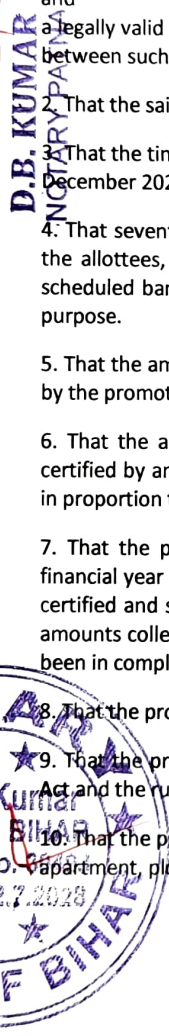
Identify the deponent signati

T.I. who has/have affirm in my presence

Deponent

22/1/2024  
VOCAL

Gopal Sharan Bhartia  
Who is identified by Sri. Laxminarayana  
Advocate Solemnly affirmed and  
declare before me.



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|------------------------------------|-------------------------------|
| Bihar State Go-operative Bank, SCB |                               |
| Location                           | Civil Court Patna             |
| Name of Applicant                  | CIVIL COURT PATNA             |
| e-Court Fee Amount                 | 100 (One Hundred Rupees Only) |

[illegible]