



Affidavit-cum-Declaration
FORM 'B'
See rule 3(4)

Affidavit cum Declaration of Manoj Kumar Singh & Sushil Kumar Singh, in our capacity as Director of M/s Sanrachna Homes Private Limited, registered office at:- Flat No.302,Bina Mansion, In Front Of Royal King Nageshwar Colony, Boring Road, Patna Bihar:

We, Manoj Kumar Singh & Sushil Kumar Singh, Director of M/s Sanrachna Homes Private Limited . [promoter of the project "Krishna Jyoti Heritage"] do hereby solemnly declare, undertake and state as under:

1. That Manoj Kumar Singh & Sushil Kumar Singh, Director of M/s Sanrachna Homes Private Limited . [promoter of the project "Krishna Jyoti Heritage"] or Ajay Kumar Sharma, Sri Abhay Kumar Sharma, Sri Subhash Chandra, Veena Kumari, Sri Deepak Kumar, Sri Ajay Kumar Sinha and Smt. Rekha Singh, have a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner (Ajay Kumar Sharma, Sri Abhay Kumar Sharma, Sri Subhash Chandra, Veena Kumari, Sri Deepak Kumar, Sri Ajay Kumar Sinha and Smt. Rekha Singh) 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 [me / the promoters] is **30th Jan, 2028**
4. That seventy per cent. of the amounts realised by [me / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 promoters] 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 [I / the promoters] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promoters] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That [I / the promoters] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

SANRACHNA HOMES PVT. LTD.

Sushil Kumar Singh

Verification Director

SANRACHNA HOMES PVT. LTD.

Manoj Kumar Singh
Deponent

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

Date: _____ / _____ / _____ (dd/mm/yy)

Place: _____

SANRACHNA HOMES PVT. LTD.

Manoj Kumar Singh
Deponent Director

SANRACHNA HOMES PVT. LTD.

Sushil Kumar Singh

Identify the deponent signature

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

Director

12/12/24
Notary



*Manoj Kumar Singh & Sushil Kumar Singh
Who is identified by Smt. Sushil Kumar Singh
Advocate Solemnly affirmed and
declare before me.*

Sl No. 194 Date 12.2.24

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Date & Time: 20-Jan-2024 03:02 PM
Name of the AGCA Registered User: Bih...

Name of Applicant **CIVIL COURT PATNA**

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

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