WELFARE STAMP
BIHAR STATE BAR COUNCIL PATNA
बिहार BIHAR
पच्चीस रूपये Rs. Twenty Five
BRECR003C24020056949
13 Feb 2024

NOTARY GOVT. OF BIHAR ARUN KUMAR Area-PATNA Reg. No.-2586/J Exp Date-13/7/2028

Identified by.....
Advocate, Solmenly affirmed and declared before me
15.2.2024
ARUN KUMAR
NOTARY PATNA

Deponents Signature

FORM 'B'

[See rule 3/4]
DECLARATION, SUPPROTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO
OR ANY PERSON AUTHORISED BY THE DEVELOPER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF Mr. RANJEET KUMAR(ADHAAR NO–801509770077) DIRECTOR OF **SATYAMEV DEVELOPCON PRIVATE LIMITED** FOR THE PROJECT **"SATYAMEV HEIGHTS BLOCK-C"** DULY AUTHORIZED BY THE DEVELOPER OF THE PROJECT VIDE ITS AUTHORIZED DATE:- _____.

I RANJEET KUMAR (DEVELOPER OF THE PROJECT DULLY AUTHORIZED BY THE DEVELOPER OF THE PROJECT) DO HEREBY SOLEMNY DECLARE, UNDERTAKE AND STATE AS UNDER "SATYAMEV HEIGHTS BLOCK-C" PROJECT SHALL BE COMPLETED IN ...08/08/2028

1. THAT LAND OWNNERS NAMELY 1. SMT MANJU SINHA AGED ABOUT 53 YEARS W/O- RAJIV NAYAN SINHA D/O LATE MAHENDRA PRASAD SINGH,YARPUR, P.S. JAKKANPUR, DISTRICT-PATNA, AT PRESENT RESIDING AT QTR. NO. P-158/4 B, MES HEIGHTS KABUL LINE, NEW DELHI, DELHI CANTT. SOUTH WEST DELHI, PIN -110010. 2. SRI KAUSHAL LAL SAHAGAL, AGED ABOUT 53 YEARS, RESIDING AT MOHALLA-GARHWA, GARHWAN, JHARKHAND. 3. MR ALOK SAHGAL AGED ABOUT 49 YEARS, BOTH SONS OF PRASIDH NARAYAN SINGH, RESIDENT OF SATICHAURA COLONY, NEAR HANUMAN MANDIR, BEHIND OF DANAPUR REGISTRY OFFICE, P.S. DANAPUR, P.O.-DIGHA, DISTRICT-PATNA. 4. SMT. DEVANTI DEVI AGED ABOUT 53 YEARS, W/O OF LATE BHUSHAN PRASAD YADAV ALIAS AMARNATH PRASAD. 5.SRI SONU KUMAR,AGED ABOUT 27 YEARS, SON OF LATE BHUSHAN PRASAD YADAV ALIAS AMARNATH PRASAD, BOTH ARE RESIDING AT YADAV TOLA,VILLAGE-SIKANDRA,POST/THANA- SIKANDRA,DISTRICT-JAMUI,BIHAR, PIN – 811313, AT PRESENT RESIDING AT MATHIYAPUR,DANAPUR,ANCHAL-DANAPUR,DISTRICT-PATNA, PIN – 801503. HAS A LEGAL TITLE TO THE LAND ON WHICH THE

For SATYAMEV DEVELOPCON PVT. LTD.
Director

NOTARY GOVT. OF BIHAR ARUN KUMAR Area-PATNA Reg. No.-2586/J Exp Date-13/7/2028

DEVELOPMENT OF THE PROPOSED PROJECT 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 DEVELOPER FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERE WITH.

2 THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.

3 THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE DEVELOPER IS ....08|08|2028

4 THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE DEVELOPER 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 THAT PURPOSE.

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

6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE DEVELOPER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

7. THAT THE DEVELOPER 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 AUDIT THAT 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 DEVELOPER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

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

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

DEPONENT

GOVT. OF BIHAR ARUN KUMAR Reg. No.-25886/1 Area-PATNA Exp Date-13/7/2028

I identify the signature/ LTI/RTI of Deponent, who has signed in my presence

ADVOCATE

For SATYAMEV DEVELOPCON PVT. LTD.

Director

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 ME AT..... ON THIS.....DAY OF.....

DEPONENT

For SATYAMEV DEVELOPCON PVT. LTD.

Director

I ide... ...nature/
LTI/RTI of Deponent, who has
signed in my presence.

ADVOCATE

GOVT. OF BIHAR
NOTARY
ARUN KUMAR
Area-PATNA
Reg. No.-25561
Exp Date-13/7/2025

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Government of Bihar

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e-Court Fee

BIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATI

e-Court Fee Receipt No.	:	BRECR003C240200056936
Date & Time	:	13-Feb-2024 12:47 PM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

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