

RAMANU. PRASAD
N tary Public, Patna

Sri/Smt. Sunil Kumar
Who is identified by Sri.....
Advocate, solemnly affirmed and
declared before me. 29/3/24

No. 6074 Date 29/3/2024

FORM "B"

Affidavit-cum –Declaration

I, **Sunil Kumar** S/O Late Jamuna Singh, resident at 603, Jagdish Enclave, Behind RBI, Exhibition Road, Patna, Partner of **M/s. Rudra Constructions**][Promoter of the project/duly authorized by the promoter the project, vide its /his/their authorization date];

I, **Sunil Kumar**, Partner of **M/s. Rudra Constructions** promoter of the project – **Tarun Villa** do hereby solemnly declare, undertake and state as under:

1. That I, **Sunil Kumar** has a legal title to the land on which the development of the project is Proposed or Constructed has a legal title to the land on which the development of the proposed project is to be carried out And A legally valid authentication of title of such land along with an authentication 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. Or
   That details of encumbrances (Attached with this declaration) 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 within 31/12/2028 by the promoter.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 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 there under.
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.

Verification

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

Verified by me at _____ on this ..... day of the month .....

Deponent

I, Identify the deponent's Signature (ATNRT) who has/have affixed in my presence.

Advocate

NCTA RAMANUJ PRASAD Regd. No.-60/2022 Valid upto-10/07/2027 GOVT. OF

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C240200077879
Date & Time	:	21-Feb-2024 12:49 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)

NOTARY
RAMANUJ PRASAD
Area-PATNA
Reg.No.-60/-
Exp.Date-10/07/202
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