Sl. No. 206 13/3/24

WELFARE STAMP
बिहार BIHAR
पच्चीस रुपये Rs. Twenty Five
13 Mar 2024

FORM -'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of

Mr. Ranjan Kumar Mertiya Director of Ram Mertiya Developers Private Limited

Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18/10/2023 (dd/mm/yy);

I Ranjan Kumar Mertiya Project Name "PALLEDIUM" Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I Ranjan Kumar Mertiya (Promoter) have a legal title to the land on which the development of the project is proposed

Or Land Owners – Mr. Ratan Lal Choudhary and Mr. Avinash Kumar, both sons of Late Bhola Choudhary, and Mr. Madhukar S/o- Mr. Rajkishore Prasad, Survey Mauza – Baagtaaz Khan pokhara(Hospital Road),Ward No-W7, Khata No. -196,201, & 317, Plot No.431, 459, 460 460 & 461 within Jurisdiction of District Registry office Hajipur of P.S.- Nagar Parishad Thana. Tauzi No. –320 Ward No. – W7, Thana Code-250, Halka – Nagar Parishad recorded on Jamabandi No. 1437, 1438 and 200. 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 authenticated copy of the agreement between such landowner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

Snri/Smt. Ranjan Kr Mertiya who is identified by Sri. Advocate solemnly affirmed and declare before me. 13/3/24

Md. Abdul Rashid
Notary Public Patna

NOTARY
MD. ABDUL RASHID
Distt. PATNA
Reg. No. 27141/02
Exp. dt.-06.08.2027
GOVT. OF BIHAR

That, details of encumbrances Certificate no. **1180, 2168 & 152 Letter No-1863,3409** & **152** including details of any rights, title, interest, dues, litigation and name of any party in or over such land including details of any rights, title, interest or name of any party in or over such land.

3. That the time period within which the project shall be completed by me/Promoter is 30/11/2029.(dd/mm/yy) Estimated date .

4. That, seventy per cent of the amounts realized by me/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 in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn 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 / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made thereunder.

10. That, I / 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 thereform.

Date 01/03/2024(dd/mm/yy)

Ranjan Kumar Mishra

Deponent

NOTARY MD ABDUL RASHID Dist.-PATNA Regd. No.-2714J/02 Exp. dt.-06.08.2027 GOVT. OF BIHAR

I Identify the Deponent signature/L.T.. who has signed in my presence

13.3.24

Advocate

R003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C24

INDIA JUDICIAL

Government of Bihar

BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C24

e-Court Fee

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

e-Court Fee Receipt No.	:	BRECR003C240300054364
Date & Time	:	13-Mar-2024 01:25 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)

BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C24
BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C240300054364BRECR003C24
CIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIVILCOURTPATNACIV
1001001001