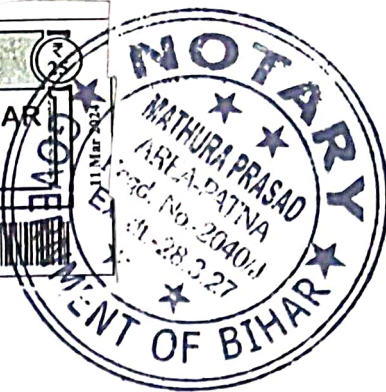
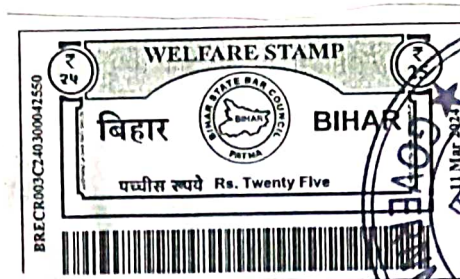


Who is identified by Sri. Advocate Solemnly affirmed and declare before me.

MATHURA PRASAD  
Notary Public, Patna



### FORM B

DECLARATION, SUPPORTED BY IN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORISED BY THE PROMOTER

### Affidavit-cum-Declaration

Affidavit cum Declaration of Mr. VIJAY KUMAR, Partner – MAGADH DEVELOPERS, Project – DIAMOND PLAZA (promoter of the project/duly authorised by the promoter of the project, vide its/his/their authorization dated 01/10/2023)

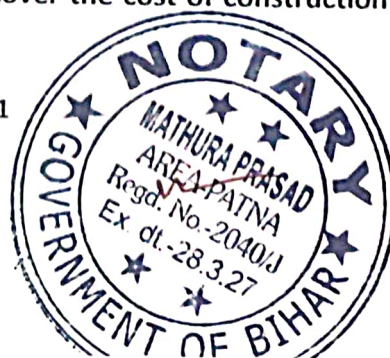
I Vijay Kumar, Partner of MAGADH DEVELOPERS, address Ground Floor, 4H/36, Bahadurpur Housing Colony, Bhootnath Road, Patna- 800026 (promoter of the project/duly authorised by the promoter of the project) do hereby solemnly declare, undertake and state as under :

1. That (I/promoter) have a legal title to the land on which the development of the project is proposed or (1) Nilesh Kumar and Amaresh Kumar, both S/o Sri Amod Prasad (2) Mahavir Prasad Singh S/o Late Bhagwan Prasad Singh, and Ajay Kumar S/o Late Parmanand Singh (have/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 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 including details of any rights, title, interest, dues, litigation and name of the any party in or over such land.
3. That the time period within which the project shall be completed by (me/the promoter) is 20/09/2027 (3 years and 6 months)
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.

For Magadh Developers

Vijay Kumar  
Partner

1



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 thereunder
10. That (I/the promoter) shall not discriminate against any allottee at the time of allotment of any apartment, plot/building as the case may be.

Vijay Kumar

Deponent

Verification

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

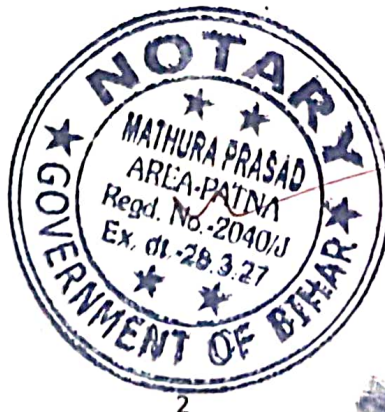
Verified by me at Patna on this \_\_\_\_\_ day of March 2024.

Vijay Kumar

Deponent

For Magadh Developers

Vijay Kumar  
Partner



2

I Identify the deponent's  
who has Signature/L.T.1  
In My Presence  
Advocate

