



FORM 'B'

[See rule 3/4]

**DECLARATION, SUPPOTEDBY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMO  
OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit-Cum-declaration**

AFFIDAVIT CUM DECLARATION OF SRI SATYENDRA KUMAR (ADHAAR NO -794469702682)  
DIRECTOR OF VASTU VASTAYA BUILDER PRIVATE LIMITED FOR THE PROJECT " S K TOWER-  
14" DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I SRI SATYENDRA KUMAR (PROMOTER OF THE PROJECT DULLY AUTHORIZED BY THE PROMOTER  
OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER VASTU  
VASTAYA BUILDER PRIVATE LIMITED" PROJECT SHALL BE COMPLETED IN 10/11/2029.

1. THAT PROMOTER AND LAND OWNERS NAMELY I.M/S VASTU VASTAYA BUILDER PRIVATE  
LIMITED AND HIS DIRECTOR NAMLEY SHRI SATYENDRA KUMAR,S/o OF SHRI RAMBHAJAN  
PRASAD RESIDING AT SUJATA BYPASS ANAND VIHAR COLONY BODHGAYA P.O.BODHGAYA,P.S.  
BODHGAYA GAYA-824231 DISTRICT-GAYA (BIHAR AND PRESENT RESIDENCE AT SUJATA BYPASS  
ANAND VIHAR COLONY BODHGAYA P.O.BODHGAYA,P.S. BODHGAYA GAYA-824231 DISTRICT-  
GAYA, 2. MUKTA AGRAWAL, AGED ABOUT 64 YEARS, W/O- SHRI BIRENDRA KUMAR AGRAWAL,  
RESIDENT OF MAHALLA PROFESSOR COLONY THANA RAMPUR POST MAIN POST OFFICE, GAYA-  
823001, HAVING AADHAR NO 268720493603 AND PAN NO ADTPA7946F, DISTRICT- GAYA (BIHAR). 3.  
NISHANT AGRAWAL, AGED ABOUT 40 YEAR, S/O BIRENDRA KUMAR AGRAWAL, RESIDENT OF  
MAHALLA PROFESSOR COLONY THANA RAMPUR POST MAIN POST OFFICE, GAYA-823001  
HAVING AADHAR NO 672905963750 AND PAN NO AHYP9497L. 4. AMARJEET KUMAR AGED  
ABOUT 40 YEARS, SON OF RAMNANDAN SINGH, RESIDENT OF GRAM BANDHUWA POST SHOEPUR  
THANA MOFFASIL DISTRICT GAYA (BIHAR) HAVIN GADHAR NO 433380375013 AND PAN NO  
BHUPK9560P. HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT  
AS PROPOSED 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 HERE WITH.

2. THAT THE SAID LAND IS FREE FROM ALLENCUMBRANCES.
- 3 THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE  
PROMOTER IS 10/11/2029.
- 4 .THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY 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 COVET THE COST OF  
CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THATPURPOSE.
5. THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE  
PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE  
OF COMPLETION OF THE PROJECT.



6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT INPRACTICE THAT THE WITHDRAWAL IS INPROPORTION TO THE PERCENTAGE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

7. THAT THE PROMOTER 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 AUDITTHAT 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 PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

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

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

VASTU VASTAYA BUILDER PVT. LTD.

*S. Srinivas Kumar*  
DIRECTOR DIRECTOR

DEPONENT

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 MEAT.....ON THIS.....DAY OF.....

VASTU VASTAYA BUILDER PVT. LTD.

*S. Srinivas Kumar*  
DIRECTOR DIRECTOR

DEPONENT



do. 13576 Date 13/11/24  
S. Srinivas Kumar  
13-11-24  
S. Srinivas Kumar  
13.11.24