



FORM 'B'



[See rule 3/4]

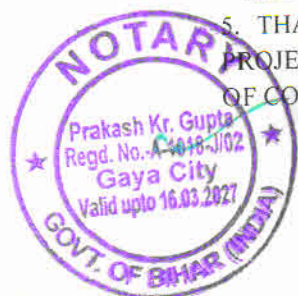
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-Cum-declaration

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

I SATYENDRA KUMAR (PROMOTER OF THE PROJECT DULY 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 23.02.2030.

1. THAT PROMOTER AND LAND OWNERS NAMELY 1. BAIJNATH YADAV, AGED ABOUT 69 YEARS, S/O- LATE PRAYAG YADAV, RESIDENT OF MAUZA SALEMPUR THANA MUFFASIL POST NAURANGA, HAVING AADHAR NO 544666825755 AND PAN NO BDMFY4339J, DISTRICT- GAYA (BIHAR). 2. BRAHAMDEV KUMAR AGED ABOUT 37 YEAR, S/O SHRI BAIJNATH YADAV, RESIDENT OF RESIDENT OF MAUZA SALEMPUR THANA MUFFASIL POST NAURANGA, HAVING AADHAR NO 249672800402, DISTRICT- GAYA (BIHAR). 3. SAKALDEO YADAV AGED ABOUT 42 YEARS, S/O SHRI BAIJNATH YADAV, RESIDENT OF MAUZA SALEMPUR THANA MUFFASIL POST NAURANGA, HAVING AADHAR NO 710349783299, DISTRICT- GAYA (BIHAR). 4. ADITYA KUMAR AGED ABOUT 30 YEARS, S/O SHRI BAIJNATH YADAV, RESIDENT OF MAUZA SALEMPUR THANA MUFFASIL POST NAURANGA, HAVING AADHAR NO 252557792872, DISTRICT- GAYA (BIHAR). 5. MUNNA KUMAR YADAV AGED ABOUT 32 YEARS, S/O SHRI BAIJNATH YADAV, RESIDENT OF MAUZA SALEMPUR THANA MUFFASIL POST NAURANGA, HAVING AADHAR NO 252051224775, DISTRICT- GAYA (BIHAR). 6. SURAJDEV YADAV AGED ABOUT 48 YEARS S/O SHRI BAIJNATH YADAV, RESIDENT OF MAUZA SALEMPUR THANA MUFFASIL POST NAURANGA, HAVING AADHAR NO 798104511468, AND PAN NO. AKRPY0953F DISTRICT- GAYA (BIHAR). 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 23.02.2030.
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 COVERT THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.
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 IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION 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 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 PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

9. THAT THE PROMOTER HAVE 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.

VASTI VASTAYA BUILDER PVT. LTD.

Sahadev Sharma
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.....

AUTHENTICATED BY



Authorised

U/S R of the Notaries Act 1952

U/S 138 of C.P.C 1908

U/S 297 of Cr. P.C 1973

U/S 85 Of Evidence Act 1872

U/S 2(2) of Power of Attorney Act 1882

VASTI VASTAYA BUILDER PVT. LTD.

Sahadev Sharma
DIRECTOR
DEPONENT

Book No. 412 Date 12/01/25
Solemnly affirmed before me

Notary, Gaya (Bihar)

Identify the Deponent Executent
who has Signed My Presence

12/01/25