GOVT. OF BIHAR
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B. K. JHA
Distt.-PATNA
Reg. No.-6920J/12
Ex.dt.-15-09-2022
GOVT. OF BIHAR

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

I, **Anil Kumar Ranjan**, Son of Sri Jagdish Prasad as Managing Director of the promoter company M/s **TRIBHUVAN AWAS PVT. LTD.**, having its registered office at 111, first floor, Ashoka Place, Exhibition Road, Patna in Bihar, Pin – 8000 01 (promoter of the proposed project) do hereby solemnly declare, undertake and state under:

1. That I **Anil Kumar Ranjan**, Son of Sri Jagdish Prasad on behalf of **TRIBHUVAN AWAS PVT. LTD.** declares that Mrs. Saroj Gupta wife of Mr. Madan Mohan Gupta resident of Shakuntala Vatika, Mohapur, Punichak, P.S. Shastri Nagar, Patna in the State of Bihar, Pin– 800023, have a legal title of the land on which the development of the project is proposed and the promoter has acquired the right of construction on the land vide agreement dated 21.04.2017 between land owner and promoter , for the development of the proposed real estate project which is enclosed herewith.

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

3. That the time period within which the project shall be completed by the promoter is 30 (Thirty) months w.e.f. 10/07/2018

4. That seventy percent of the amounts realized by the promoter M/s **TRIBHUVAN AWAS PVT. LTD.** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Sri/Smt. Anil Kumar Ranjan
who is identified by Sri/Smt. ...
Advocate solemnly affirmed and
declared before me
B. K. JHA
Notary, Patna (Bihar) India
Sl. No. 10623 Date 6/9/22

NOTARY
B.K. JHA
PATNA, BIHAR, INDIA
Reg. No.-6920/3/(4)/12

For Tribhuvan Awas Pvt. Ltd.

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

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Tribhuvan Awas Pvt. Ltd.

Managing Director

Deponent

Verification

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

Verified by me at .....on this.....day of.....

For Tribhuvan Awas Pvt. Ltd.

Managing Director

Deponent

NOTARY
B. K. JHA
PATNA, BIHAR, INDIA
Reg. No.-6920/31(4)/12
GOVT. OF BIHAR

I identify the deponent's signature/L.T.I. who has/have affixed in my presence

Advocate