


IT 0002251002
GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	17-DEC-2022 12:15:50
NAMES OF THE ACC/ REGISTERED USER :	SAHAJ RETAIL LIMITED
LOCATION :	CIVIL COURT PATNA
e-COURT RECEIPT NO :	BRCT1714L2205M271
e-COURT FEE AMOUNT :	₹ 95
	(Rupees Ninety-Five Only)

₹5
 BIHAR COURT FEE
 BRCT1714L2205M271
 17-DEC-2022



 BRCT1714L2205M271


 MAHARAJA KRISHNA
 AREA PATNA
 Regd. No. 24000
 Ex. Date 18.2.2022
GOVERNMENT OF BIHAR

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shrieglamp.com. Any discrepancy in the details on this receipt and as available on the website renders it invalid. In case of any discrepancy please inform the Competent Authority. This receipt is valid only after verification & locking by the Court Official.

At the Request of
Mr. Smt. Anil Kumar Ranjan
Who is being identified by
advocate's solemnly affirmed
and declare before me
Mr. Anil Kumar Ranjan
MATHURA PRASAD
NOTARY PUBLIC



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 Late 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 - 800001 (promoter of the proposed project) do hereby solemnly declare, undertake and state under:

1. That I **Anil Kumar Ranjan**, Son of Late Jagdish Prasad on behalf of **TRIBHUVAN AWAS PVT. LTD.** declares that Mr. Harinandan Pandey Son of Late. Kedar Nath Pandey Resident of Ojhawalia, P.S. Brahmpur, P.O.- Parasia, District- Buxar in the State of Bihar, at presently residing at Road No.-1, Mahesh Nagar, P.O.- Keshari Nagar, P.S.- Patliputra, Town and Distret-Patna in the State of Bihar, Pin- 800024, 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 25.10.2021 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 48 (forty eight) months w.e.f. 18.02.23
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.

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.

For Tribhuvan Awes Pvt. Ltd.

Anil Kumar Ranjan
Managing Director



1329
26-12-2022
No. Date

- 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
- 8. the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project
- 9. That the promoter shall take all the pending approvals on time, from the competent authorities.
- 10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 11. 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.

Akhil Kumar
Managing Director

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 on this day of

For Tribhuvan Awas Pvt. Ltd.

Akhil Kumar
Managing Director

Deponent



Identify the deponent's signature/L 7 who have affixed in my presence

[Signature]
26-12-22