FORM 'B'
[See rule 3(3.4)]

Affidavit-cum-Declaration

Affidavit cum Declaration of [Mr./Ms.] Vinay Kumar Tiwa
Vihar Saharsa Ph-02 Ext-01.

I Vinay Kumar Tiwary being Director of Technoculture Building Centre Pvt. Ltd. hereby solemnly declare, undertake and state as under:

1. That Technoculture Building Centre Pvt. Ltd. [have / has] legal title to land on wh the development of project Vastu Vihar Saharsa Ph-02 Ext-01 is proposed.

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

3. That the project is situated at Mauja Patwaha and comes under Municipal Corporat Saharsa.

4. That the time period within which the project shall be completed by (me / the promoter] is 60 months. Date of completion is 28-05-2029.

5. 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.

6. That the amounts from the separate account, to cover the cost of the project, sha be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.

8. That [I / the promoter] shall get the accounts audited within six months after the end 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.

9. That [I / the promoter) shall take all the pending approvals on time, from the competent authorities.

10. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made under the Act.

11. That [I/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 TECHNOCULTURE BUILDING CENTRE (P) LTD.

Vinay Kr Tiwary

Deponent DIRECTOR

Verification

I, Vinay Kumar Tiwary the Deponent do hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For TECHNOCULTURE BUILDING CENTRE (P) LTD.

Verified by me at Patna on this 04 day of 07.

Vinay Kr Tiwary DIRECTOR

Deponent

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C250700004022
Date & Time	:	02-Jul-2025 12:08 PM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees only)

NOTARY GOVT. OF BIHAR
Shashi Bhushan Singh
Dist. Patna
Regd. No. 3/2021
Exp. 14-09-2027

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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