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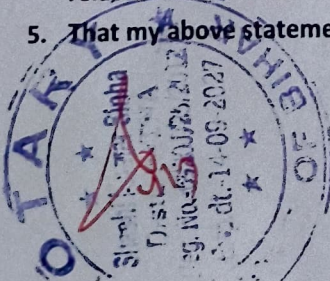
I Vinay Kumar Tiwary, S/o- Baleshwar Tiwari, Director of "M/s Technoculture Building Centre Private Limited" (Vastu Vihar), office at – 302, Konark Shree Appartment, 3rd floor, Exhibition Road, Patna(Bihar) Pin-800001 do hereby solemnly affirm and declare as under:

1. That I am law abiding citizen of India.
2. That I am director in "M/s Technoculture Building Centre Pvt. Ltd." which authorizes to file application, receive documents, authenticate documents, in accordance with the law on behalf of the company.
3. That no any advance/receipt has been taken from the customers against the current project in the session 2023-2024 from "Vastu Vihar Dehri-On-Sone Ph-03"
4. That, in the balance sheet of 2023-2024, note no.-3 i.e- Other current liabilities following bifurcation has been given by us :

Particulars	In ₹ Lakhs	
	as at 31/03/2024	as at 31/03/2023
Other Current Liabilities		
Payables		
Employee Related	98.33	94.01
Accrued Salary Payable		
Employee Related	47.60	34.33
Payable		
OS	26.48	26.48
OS		
Service Tax	11.52	0.00
Service Tax		
Sales Tax	65.35	41.43
VAT	0.00	40.04
Other	600.74	835.37
Labour Costs		
GST	11.60	6.50
Other Current Liabilities		
Advance from Customers	32115.52	48430.03
Customer Advances(Real Estate)	49.17	23.45
Customer Advances(Hotel & Resort)		
	33026.29	49581.86

Same is given in page-27 of the balance sheet. Here, customer Advances of Rs. 48,430 lakhs is related to un-handover units of overall sites of Technoculture Building Centre Pvt. Ltd.

5. That my above statement is true, correct and best of my knowledge.



For TECHNOCULTURE BUILDING CENTRE (P) LTD
Vinay K Tiwary
Deponent DIRECTOR

Verification:

Verifies at Patna On this 04 Day of 07 2025 that the contents of the above affidavit are true and correct to the best of my knowledge and that nothing material has been concealed there from.

For TECHNOCULTURE BUILDING CENTRE (P) LTD

Vinay K. Singh

Deponent

DIRECTOR



Witness the Deponent's signature
who has signed in my presence

417

Notary

DIA JUDICIAL

e-Court Fee

c-Court Fee Receipt No.

BRECR003C250700004019

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)



BRECR003C250700004019BRECR003C250700004019BRECR003C250700004019BRECR003C250700004019BRECR003C250700004019BRECR003C2

IN 2511126220

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1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App.
2. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
3. 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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TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED

Website : www.vastuvihar.org CIN No.: U45200BR2002PTC009767 Email : info@vastuvihar.org

To,

The Authorised Officer

Real Estate Regulatory Authority

Bihar, Patna.

Sub: - Regarding Submission of Information about No Real Estate Agent & Structural Engineer associated with this project namely (V V Dehri-On-Sone Ph-03)

Dear Sir,

Most humbly, it is to hereby state that we as Builder/Promoter namely "Techno culture Building Centre Pvt Ltd." Has no any "Real Estate Agent" & "Structural Engineer" for our Project

"V V Dehri-On-Sone Ph-03".

For Technoculture Building Centre Pvt. Ltd.
Yours truly



Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



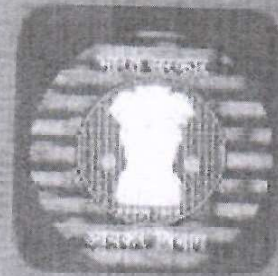
भारत सरकार
GOVT. OF INDIA

TECHNOCULTURE BUILDING CENTRE
PRIVATE LIMITED

25/02/2002

Personal Account Number

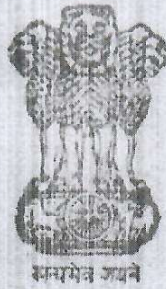
AAHCT9952A



Signature

For Techno ~~Building~~ Centre Pvt. Ltd.

Authorised Signatory



प्राप्तः आई० आर०
Form I. R.

निगमन का प्रमाण-पत्र
CERTIFICATE OF INCORPORATION

ता०.....का सं०.....

No.....of 19.....

U 45200 BR 2002 PTC 9767

मैं एतद्वारा प्रमाणित करता हूँ कि आज टेक्नोकल्चर

निबिल्डिंग सेंटर प्राइवेट लिमिटेड

कम्पनी अधिनियम, 1956 (1956 का 1) के अधीन निगमित की गई है और यह कम्पनी परिसीमित है।

I hereby certify that.....TECHNOCULTURE
BUILDING CENTRE PRIVATE LIMITED

is this day incorporated under the companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज ता० ०६ फरवरी 1923 को पटना में दिया गया।

Given under my hand at Patna this day of 25.11. FEBRUARY
Two thousand nine hundred and

B. Mohanty
वि० महान्त/ B. MOHANTY
कम्पनियों का रजिस्ट्रार
Registrar of Companies
कम्पनी रजिस्ट्रार, बिहार

or Technoculture Building Centre Pvt. Ltd.

Authorised Signatory



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :10AABCT9952A1ZQ

1.	Legal Name	TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED			
2.	Trade Name, if any	TECHNOCULTURE BUILDING CENTRE PVT. LTD.			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	3RD FLOOR, B-1/ B2 3RD FLOOR, GRAND CHANDRA, FRASER ROAD, PATNA, Patna, Bihar, 800001			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9. Date of issue of Certificate		26/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration

For Technoculture Building Centre Pvt. Ltd.


Authorised Signatory



GSTIN 10AABCT9952A1ZQ
Legal Name TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
Trade Name, if any TECHNOCULTURE BUILDING CENTRE PVT. LTD.

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 27

Sr. No.	Address
1	 ETARHI ROAD BUXAR, HUKA LALGANJ, Buxar, Bihar, 802101
2	.. 1ST, GANGAGOPAL COMPLEX, .. MUNICIPAL CHOWK CHHAPRA, Saran, Bihar, 841308
3	.. 2ND, RAJESHWARI MARKET, PATNA GAYA ROAD, HORILGANJ NEAR DARDHA POOL, Jehanabad, Bihar, 804408
4	.. 1ST, BHARAT TOWER, .. NH 31 JAIL CHOWK. Purnea, Bihar, 854301
5	.. 1ST, GANGA JAMUNA MARKET, RAMCHANDRAPUR, MACHLI BAZAR BIHARSHARIF, Nalanda, Bihar, 803101
6	 SAMBODHI RETREAT, .. HATHIYAR, BODHGAYA, Gaya, Bihar, 824231
7	.. 1ST FLOOR, MAHULI TOWER, KG ROAD, ARA, Bhojpur, Bihar, 802301
8	.. 1ST FLOOR, .. ABOVE SBI DONAR ROAD, OPP HOLY CROSS SCHOOL DARBHANGA, Darbhanga, Bihar, 846004
9	 P.O SASARAM, SUMAN MARKET GAURAKSNI, Rohtas, Bihar, 821115
10	.. 1ST FLOOR, SAI COMPLEX, MG ROAD, OPP HP PETROL PUMP AURANGABAD, Aurangabad, Bihar, 824101
11	 SAHARA COMPLEX, PALI ROAD DEHARI ON SONE, NEAR VANDANA HOTEL, Rohtas, Bihar, 821307
12	 STATION ROAD, ABOVE INDIAN BANK NEAR POST OFFICE, Madhubani, Bihar, 847211
13	.. 1ST FLOOR, .. MOHANPUR ROAD, RUBY MANSION NEAR B.R.B COLLEGE, Samastipur, Bihar, 848101
14	.. 1ST FLOOR, JK PLACE, NH 31, NEAR KAPASIA CHOWK, Begusarai, Bihar, 851117
15	.. 2ND FLOOR, JAI AMBE COMPLEX, ABOVE UNION BANK KACHHARI ROAD, RAJA BAZAR MOTIHARI, East Champaran, Bihar, 845401
16	.. 1ST FLOOR, SAHU MARKET, GANDHI PATH, BESIDE BSNL OFFICE SAHARSA, Saharsa, Bihar, 852201
17	 AREKAJ ROAD, NEAR SARAASWATI VIDYA MANDIR BETTIAH, West Champaran, Bihar, 845438
18	.. 1ST FLOOR, GITANJALI BAHWAN, .. BSIDES SBI LIFE INSURANCE ASHA SINGH MORE, Gaya, Bihar, 823001
19	.. 1ST FLOOR, .. SUDHA TRADE CENTRE NEAR SBI BANK BHAGWANPUR CHOWK MUZAFFARPUR, Muzaffarpur, Bihar, 842001
20	.. 1ST FLOOR, MAIN ROAD SITAMARHI, NAHAR CHOWK AACHARYA SUDARSHAN ASHRAM DUMRA, Sitamarhi, Bihar, 843001
21	.. 2ND FLOOR, GANPATI COMPLEX, OPP V MART PATEL BABU ROAD, BHAGALPUR, Bhagalpur, Bihar, 812002
22	.. 2ND FLOOR, ASHOKA PALACE, .. NEAR DILIP MAHAL PURAV SARAY MUNGER, Munger, Bihar, 811201
23	.. 1ST FLOOR, MANAGER COMPLEX, RAJENDRA PATH, NEAR V MART BABUNIA MORE SIWAN, Siwan, Bihar, 841226
24	.. 2ND FLOOR, R BHAWAN, .. RAMAASHISH CHOWK NEAR SADAR THANA, Vaishali, Bihar, 844101
25	 ADITYA COMPLEX, .. MIRCHAI BADI KATIHAR, Katihar, Bihar, 854105
26	 SAMBODHI INTERNATIONAL, .. BODHGAYA, Gaya, Bihar, 824231
27	417/419, 4TH FLOOR, ASHIANA TOWERS, EXHIBITION ROAD, PATNA, Patna, Bihar, 800001



GSTIN 10AABCT9952A1ZQ
Legal Name TECHNOCULTURE BUILDING CENTRE PRIVATE LIMITED
Trade Name, if any TECHNOCULTURE BUILDING CENTRE PVT. LTD.

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	SUSHMA KUMARI
		Designation/Status	DIRECTOR
		Resident of State	Bihar
2		Name	VINAY KUMAR TIWARY
		Designation/Status	DIRECTOR
		Resident of State	Bihar
3		Name	DINESH KUMAR TIWARI
		Designation/Status	DIRECTOR
		Resident of State	Bihar

For Technoculture Building Centre Pvt. Ltd.


Authorised Signatory

NETWORTH CERTIFICATE

This is to certify that the Net worth of M/s. Technoculture Building centre private limited , a private limited company ,CIN- U45200BR2002PTC009767,Registered office at Flat No-301/302, Third Floor, Konark shree apartment, House No-802/301,Behind RBI Office, Exhibition Road, Patna, Bihar-800001 as on 31/03/2024 is Rs. 47,66,63,528/- (Rupees Forty Seven crore Sixty Six lakh Sixty Three thousand Five hundred twenty eight only).

It is further certified that the computation of Net worth, based on our scrutiny of the books of accounts, records and documents, is true and correct to the best of our knowledge and as per information provided to our satisfaction.

For Ajay Kishore and company
Chartered Accountants
FRN :-005899C



P. K. Jha
Pawan kumar jha
Partner

Membership no-401575
UDIN:- 24401575BKFUBW8771

Date :- 05/12/2024
Place :- Jamshedpur

Details of Assets and Liabilities is as below

We hereby certify below the position of Assets & Liabilities of the person mentioned hereunder as on 31.03.2024.

The same has been verified from the records & other details produced before us:

Name : Technoculture Building Centre Private limited

PAN : AABCT9952A

CIN : U45200BR2002PTC009767

Date of Incorporation : 25/02/2002

Office Address : Flat No.301/302, Third Floor, Konark shree apartment, House No.-802/301, Behind RBI Office, Exhibition Road, Patna, Bihar-800001

(A) Total Value of Immoveable Property:

(This includes beneficial share owned in Land, Building, Flat, Factory, Shop, House etc.)

Nature of Property	Location with Complete Address	Value at Cost (₹ In Lacs)
Office Building	Ashiana Trade Centre, Adityapur, Jamshedpur, Jharkhand	3.06
Resort Building	Sambodhi Retreat, Bodhgaya, Bihar and Sambodhi Retreat, Dhanbad, Jharkhand	1558.19
Land	Sambodhi Retreat, Bodhgaya, Bihar and Sambodhi Retreat, Dhanbad, Jharkhand	100.03
TOTAL		1661.28

(B) Total Value of moveable Property & Intangible Assets:

(This includes all other Fixed Assets of Company.)

Nature of Property	Location with Complete Address	Value at Cost (₹ In Lacs)
Plant & Machinery	At Various Location of Company	373.36
Intangible Assets	At Various Location of Company	0.95
TOTAL		374.31



(C) Total Value of Other Assets:

(This includes All other Current assets, Non Current Assets , in Business etc.)

Nature of Asset	Particulars of Asset/ Complete Description	Oty.	Value at Cost (₹ In Lacs)
Advances	Advances for Land		9701.30
Inventories	At various location of company		21301.24
Trade Receivables	As a whole		2454.43
Bank balance	All bank of the company		466.82
Cash Balances	As a whole		4.86
Short term Advances	As a whole		3616.31
TOTAL			37544.96

(D) Total Liabilities:

Advance/Borrowed From	Amount & Securities offered	Purpose	O/s as on date (₹ In Lacs)
Vehicle Loan	Hypothecation of vehicle	office	125.54
Deferred tax liability			14.02
Trade Payables			1432.56
Advances from Customers		Trade advances	32164.69
Other liabilities & Provisions			1077.10
TOTAL			34813.91

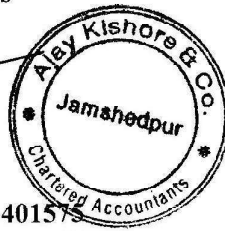
(D) Net Worth: (A + B + C-D) = 4766.64 lakh

(In words Forty Seven Crore Sixty Six Lakh Sixty four thousand)

For Ajay Kishore and company
Chartered Accountants
FRN:-005899C


Pawan kumar jha
Partner

Membership Number:401573
UDIN:- 24401575BKFUBW8771



Date :- 05/12/2024
Place :- Jamshedpur



K P O & Associates
Chartered Accountants

NET WORTH CERTIFICATE

This to certify that the net worth of the Mr. Vinay Kumar Tiwari S/o- late Baleshwar Tiwari Address: - Flat No. 303, Nutan Tower Kankarbagh, Main Road, Patna-800020 Bihar, Having PAN: -ACPT6598C ISINR 17,79,58763.00 (In Word Rupees Seventeen Crore Seventy-Nine Lakh Fifty-Eight Thousand Seven Hundred Sixty-Three Only) as per the statement of computation of even date annexed thereto as per oral/written information provided to us.

S.No.	Particulars	Amount (INR)	Remarks
1	Value of Immovable Property	17,64,00,000.00	Annexure-I.
2.	Value of Investment and Others	15,58,763.00	Annexure-II.
3.	Less -Housing loan & Others loan	0.00	Annexure-III.
	Total	17,79,58 763.00	

This Certificate is issuing on specific request, it is further certified that the computation of "Net Worth" is true and correct to the best of our knowledge and as per information provided to our satisfaction.

For, K P O & ASSOCIATES.
Chartered Accountants

Pankaj Kumar
(PARTNER)

MEMBERSHIP NO.-425978
UDIN:-24425878BKDHK4668
Date:-08Th Oct-2024.
Place:-Patna.



Branch Office: 304, 3rd Floor, Verma Karpura House, S P Verma Road, Patna, Bihar, -800001
Mob.: +91-70048 32791 | Email: cakpopatna@gmail.com

COMPUTATION OF NET WORTH AS ON 31.08.2024		
of Mr. Vinay Kumar Tiwari		
ANNEXURE-I		
S.No.	PARTICULARS	AMOUNT (In INR)
1	Value of Immovable Property Land Situated at Mauza- Hathiyar, Thana-Bodhgaya, Thana No:-449, Tausi no.-3160, Deed no.40800 Dated- 29.04.2008. The valuation Report of Property is Not Provided to us	17,64,00,000.00
	Sub-Total (A)	17,64,00,000.00
ANNEXURE-II		
S.No.	PARTICULARS	AMOUNT (In INR)
	VALUE OF INVESTMENT	
1	Investment in life insurance company and other	68,456.00
2	Investment in Gold/Jewellery-etc	4,45,900.00
3	Cash in hand & Bank Balances	10,44,407.00
	Sub-Total (B)	15,58,763.00
ANNEXURE-III		
S.No.	VALUE OF LOAN @	
1		-
	Sub-Total (C)	-
	Net Worth as on 31.08.2024 (A+B-C)	17,79,58,763.00
(Rupees Seventeen Crore Seventy Nine Lakh Fifty Eight Thousand Seven Hundred Sixty Three Only)		
	Vinay K Tiwari	
	Mr. Vinay Kumar Tiwari	





K P O & Associates
Chartered Accountants

NET WORTH CERTIFICATE

This to certify that the net worth of the Mrs. ShushmaKumari W/o-Vinay Kumar Tiwary Address: Flat No. 303, Nutan Tower Kankarbagh, Main Road, Patna-800020 Bihar INR 2,94,08,912.00 (In word Rupees Two Crore Ninety-Four Lakh Eight Thousand Nine Hundred Twelve Only.) as per the statement of computation of even date annexed thereto as per oral/written information provided to us.

S.No.	Particulars	Amount (INR)	Remarks
1	Value of Immovable Property	1,75,00,000.00	Annexure-I.
2.	Value of Investment And Others	1,19,08,912.00	Annexure-II.
3.	Less -Housing loan & Others loan	0.00	Annexure-III.
	Total	2,94,08,912.00	

This Certificate is issuing on specific request, it is further certified that the computation of "Net Worth" is true and correct to the best of our knowledge and as per information provided to our satisfaction.

For, K P O & ASSOCIATES.
Chartered Accountants

[Signature]

Pankaj Kumar
(PARTNER)

MEMBERSHIP NO:-425878
UDIN:-24425878BKDHJ9374
Date:-08th Oct-2024.
Place:-Patna.



Branch Office: 304, 3rd Floor, Verma Karpura House, S P Verma Road, Patna, Bihar, -800001
Mob: +91-70048 32791 | Email: cakpopatna@gmail.com

COMPUTATION OF NET WORTH AS ON 31.08.2024		
of Mrs. Shushma Kumari		
ANNEXURE -I		
S.No.	PARTICULARS	AMOUNT (In INR)
1	Value of Immovable Property	
	RESIDENTIAL Flat at Flat No. 303, Nutan Tower, Kankarbagh, Main Road, Patna-800020, Bihar. The valuation report of property is not provide to us.	1,75,00,000.00
	Sub-Total (A)	1,75,00,000.00
ANNEXURE -II		
S.No.	PARTICULARS	AMOUNT (In INR)
VALUE OF INVESTMENT		
1	Investment in life insurance company and other	28,97,731.00
2	Investment in FD	72,46,500.00
3	Investment in Gold/Jewellery-etc	10,50,000.00
4	Cash in hand & Bank Balances	7,14,681.00
	Sub-Total (B)	1,19,08,912.00
VALUE OF LOAN		
ANNEXURE -III		
1		
	Sub-Total (C)	-
	Net Worth as on 31.08.2024 (A+B-C)	2,94,08,912.00
(Rupees Two Crore Ninety Four Lakh Eight Thousand Nine Hundred Twelve Only)		
<i>[Signature]</i> Mrs. Shushma Kumari		



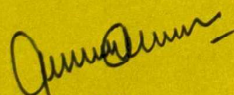
NET WORTH CERTIFICATE

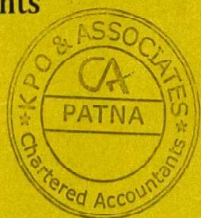
This to certify that the net worth of the Mr. Dinesh Kumar Tiwari S/O- Baleshwar Tiwari Residing at-H.D-15 Near Nutkhat, Sec-4 City Center, Bokaro Steel City, Bokaro, Jharkhand-82706 bearing Aadhar No. 7675 6082 7042 is INR 9,06,000.00 (In word Rupees Nine Lakhs Six Thousand Only.) as per the statement of computation of even date annexed thereto as per oral/written information provided to us.

S.No.	Particulars	Amount (INR)	Remarks
1	Value of Immovable Property	0.00	Annexure-I.
2.	Value of Investment And Others	9,06,000.00	Annexure-II.
3.	Less -Housing loan & Others loan	0.00	Annexure-III.
	Total	9,06,000.00	

This certificate is being issued upon the specific request of Mr. Dinesh Kumar Tiwari. It is further certified that the computation of net worth is true and correct to the best of our knowledge and based on the information and documents provided to our satisfaction.

For, K P O & ASSOCIATES.
Chartered Accountants


Pankaj Kumar
(PARTNER)



MEMBERSHIP NO:-425878
UDIN: - 25425878BMORKY3186
Date: -23th May-2025.
Place:-Patna.

COMPUTATION OF NET WORTH AS ON 31.03.2025

of Mr. Dinesh Kumar Tiwari

ANNEXURE - I

S.No.	PARTICULARS	AMOUNT (In INR)
1	Value of Immovable Property	
	Sub-Total (A)	-

ANNEXURE - II

S.No.	PARTICULARS	AMOUNT (In INR)
	VALUE OF INVESTMENT	
1	Investment in Gold/Jewellery.etc	7,79,000.00
2	Cash in hand & Bank Balances	1,27,000.00
	Sub-Total (B)	9,06,000.00

VALUE OF LOAN

ANNEXURE - III

1		
	Sub-Total (C)	-
	Net Worth as on 31.03.2025 (A+B-C)	9,06,000.00
	(Rupees Nine Lakh Eight Thousand Only)	

Dinesh Kumar Tiwari
Mr. Dinesh Kumar Tiwari



Details of Assets and Liabilities is as below

We hereby certify below the position of Assets & Liabilities of the person mentioned hereunder as on 31.03.2024.

The same has been verified from the records & other details produced before us:

Name : Technoculture Building Centre Private limited

PAN : AABCT9952A

CIN : U45200BR2002PTC009767

Date of Incorporation : 25/02/2002

Office Address : Flat No.301/302, Third Floor, Konark shree apartment, House No.-802/301, Behind RBI Office, Exhibition Road, Patna, Bihar-800001

(A) Total Value of Immoveable Property:

(This includes beneficial share owned in Land, Building, Flat, Factory, Shop, House etc.)

Nature of Property	Location with Complete Address	Value at Cost (₹ In Lacs)
Office Building	Ashiana Trade Centre, Adityapur, Jamshedpur, Jharkhand	3.06
Resort Building	Sambodhi Retreat, Bodhgaya, Bihar and Sambodhi Retreat, Dhanbad, Jharkhand	1558.19
Land	Sambodhi Retreat, Bodhgaya, Bihar and Sambodhi Retreat, Dhanbad, Jharkhand	100.03
TOTAL		1661.28

(B) Total Value of moveable Property & Intangible Assets:

(This includes all other Fixed Assets of Company.)

Nature of Property	Location with Complete Address	Value at Cost (₹ In Lacs)
Plant & Machinery	At Various Location of Company	373.36
Intangible Assets	At Various Location of Company	0.95
TOTAL		374.31

