



Affidavit-cum-Declaration

Affidavit eum Declaration of Mr. Dinesh Kumar Tiwari (Promoter of the project/duly authorized by the promoter of the project, vide its/his/their authorization dated);

I, Dinesh Kumar Tiwari being Director of Technoculture Building Centre Private Limited do hereby solemnly declare undertake and state as under:

1. That Technoculture Building Centre Private Limited has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is Sixty Months From the date of Commencement i.e.
4. 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 schedule 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn by me/ the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
7. That [I/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.
8. That I/the promoter shall take all the pending approvals on time from the competent authorities.
9. That I/ the promoter have/has furnished such other documents as have been prescribed by the act and the rules and regulations made hereunder.
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.

Deponent

Dinele G. Zivoni

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent

Dinde @ Ziwan

Verified by me at ~~2A~~ on this ~~odd~~ day of ~~11~~.

Identify the Document Signer
who has signed in my presence