

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

Affidavit-cum-Declaration



Affidavit cum Declaration of [Mr./Ms.] Dinesh Kumar Tiwari [p  
Vihar Aurangabad Ph-02.

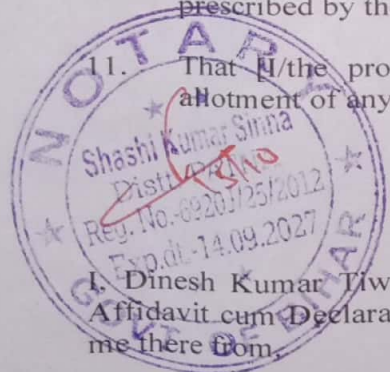
I Dinesh Kumar Tiwari being Director of Technoculture Building Centre Pvt. do hereby solemnly declare, undertake and state as under:

1. That Technoculture Building Centre Pvt. Ltd. [have / has] legal title to land on which the development of project Vastu Vihar Aurangabad Ph-02 is proposed.
2. That the said land is free from all encumbrances.
3. That the project is situated at Mauja Rampur Tole Dhanhara and comes under Aurangabad Nagar Parishad.
4. That the time period within which the project shall be completed by (me / the promoter) is 36 months. Date of completion is 22-08-2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 utilised 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.

Sl. No. 529 Date 15/10/22

Sri/Smt. Dinesh Kumar Tiwari who is identified by Sfr. Advocate solemnly affirmed and declare before me. 15/10

Shashi Kumar Sinha  
Notary Public, Patna



Verification

I, Dinesh Kumar Tiwari 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 Pvt. Ltd.  
Dinesh G Siwon

Director  
For Technoculture Building Centre Pvt. Ltd.

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

Dinesh G Siwon  
Deponent

I identify the Deponent signature/L.T.I. who has signed in my presence  
Advocate

IT 0000610351



# GOVERNMENT OF BIHAR e-Court Fee

**DATE & TIME :** 22-SEP-2022 10:44:06

**NAMES OF THE ACC/ REGISTERED USER:** SAHAJ RETAIL LIMITED

**LOCATION :** CIVIL COURT PATNA

**e-COURT RECEIPT NO :** BRCT1952122450712

**e-COURT FEE AMOUNT :** ₹ 95  
(Rupees Ninety-Five Only)



BRCT1952122450712

**NOTARY**

₹ 5

BIHAR COURT FEE  
BRCT01101512143J  
01-SEP-2022

Shashi Kumar Sinha  
Distt - Patna  
Reg. No. 69203/25/2012  
Expire: 14/09/2022

OF BIHAR

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