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

Affidavit-cum-Declaration

Affidavit cum Declaration of [Mr./Ms.] Dinesh Kumar Tiwari [promoter of the project Vastu Vihar Sasaram Ph-05.

I Dinesh Kumar Tiwari being Director of Technoculture Building Centre Pvt. Ltd. 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 Sasaram Ph-05 is proposed.

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

3. That the project is situated at Mauja Semra and comes under Nagar Nigam Sasaram.

4. That the time period within which the project shall be completed by (me / the promoter] is 36 months. Date of completion is 18-10-2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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

FOR TECHNOCULTURE BUILDING CENTRE (P) LTD

Deponent

DIRECTOR

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 (P) LTD

DIRECTOR

Verified by me at _____ on this ___day of _____.

Deponent

I Identify the Deponent who has signed in my presence.

Advocate

Advocate solemnly affirmed and declare before me

Shashi Kumar Sinha
Notary Public, Patna

YL 0000126426

GOVERNMENT OF BIHAR
e-Court Fee

DATE & TIME :	19-OCT-2022 10:46:53
NAMES OF THE ACC/ REGISTERED USER :	SAHAJ RETAIL LIMITED
LOCATION :	CIVIL COURT PATNA
e-COURT RECEIPT NO :	BRCT1744J2255L727
e-COURT FEE AMOUNT :	₹95 (Rupees Ninety-Five Only)

BRCT1744J2255L727

₹5
BIHAR COURT FEE
BRCT0410[illegible]6[illegible]2143J
22-SEP-2022

NOTARY
Swashi Kumar Sinha
Distt. PATNA
Reg. No. [illegible]
Exp. [illegible]
GOVT. OF BIHAR

Statutory Alert : The authenticity of this e-Court fee receipt should be verified at www.shcilestamp.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.