WELFARE STAMP
बिहार BIHAR
पचास रुपये Rs. Fifty
BRECR003C26090003806 14 Sep 2026

NOTARY BIHAR

Date 28/9/26

Annexure - 1

Affidavit regarding Financial Worth

(To be submitted by the Promoter/Company/Firm/Proprietor(s) and all its directors/partners/etc. as the case may be separately in this format)

Name of the Person who is swearing the Affidavit is being sworn:

I, Sushma Kumari, son of Vinay Kumar Tiwary , aged 57 years, at residence at B –Block Flat No.303 ,3rd Floor, Near Krish Hyundai Main Road Kankarbagh, Sampatchak, Dist- Patna, LohiaNagar,Bihar-800001 presently holding the position as Director in the firm/company - **M/s Technoculture Building Centre Pvt. Ltd.** do hereby furnish the details of immovable properties and liabilities against the said immovable properties of the entity / self (strike out whichever is not applicable) as on date, given here in below:-

A. Details Immovable Properties of **Sushma Kumari**

Type of immovable properties (Land/Building/flat/shop/agricultural land etc)	Details of Properties			Estimated value in INR (as per circle rate)
	Full detailed address of properties **• Flat No., name of apartment in case of flat** **• In case of house, address and land details** **• Village, Anchal, District and State in which property is situated**	**Mauza/ Khata No./ Plot No./etc.**	**Area (Unit to be specified)**	
Flat	Nutan Tower B-Block Flatno.303,304 & 706 Dist- Patna State – Bihar	Mauza- Moharrampur Khata No.- 166,168 Plot No.- 1376(P),1377(P),1379(P),1380(P)	Total Built Up Area of Flat -3420 Sqft.	1,75,00,000

In Case Property is owned jointly, the percentage of ownership, the value of share in the property, and the name of other co-owner may be mentioned.

Total A=1, 75, 00, 000/-

Shashi Kumar Sinha
Notary Public Patna

Sri/Smt..... Sushma
who is identified by Sri.....
Advocate solemnly affirmed and declare before me

NOTARY BIHAR

B. Details of liabilities against the above immovable properties as mentioned above

(In case of any liability created jointly, then the percentage of liability, the value of the share of liabilities and the name of co-borrowers must be mentioned.)

Sl.No.	Amount of Liability (INR Type of Liabilities (Loans/Advances/Other liabilities))	Name of Lender	Current Value in INR
1	No Any Liabilities	N/A	N/A

Total B=000/-

C. Financial Worth - (A-B) = Rs. 1,75,00,000/-

D. Estimated Development cost of the project (In Rs) as mentioned in the Application Rs. 1,99,26,766/-

E. Percentage of Financial worth with respect to the Estimated Development cost (C / D x 100) = 87.82%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

For TECHNOCULTURE BUILDING CENTRE (P) LTD.
Sushma Kumari

Place: Patna
Date: 25/09/2026

Signature: DIRECTOR
Name: Sushma Kumari

NOTARY
Shashi Kumar Sinha
Dist. PATNA
Reg. No. 9211/25/2012
Exp. 02/04/2027
GOVT. OF BIHAR

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

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e-Court Fee

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e-Court Fee Receipt No.	:	BRECR003C260900046138
Date & Time	:	15-Sep-2026 10:38 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	M/S T B C P L
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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Annexure - 1

/it regarding Financial Worth

(To be submitted by the Promoter/Company/Firm/Proprietor(s) and all its directors/partners/etc. as the case may be separately in this format)

Name of the Person who is swearing the Affidavit is being sworn:

I, Vinay Kumar Tiwary, son of Late Baleshwar Tiwary, aged 56 years, at residence at B –Block Flat No.303 ,3rd Floor, Near Krish Hyundai Main Road Kankarbagh, Sampatchak, Dist- Patna, LohiaNagar,Bihar-800001 presently holding the position as Director in the firm/company - **M/s Technoculture Building Centre Pvt. Ltd**. do hereby furnish the details of immovable properties and liabilities against the said immovable properties of the entity / self (strike out whichever is not applicable) as on date, given here in below:-

A. Details Immovable Properties of **Vinay kumar Tiwari**

Type of immovable properties (Land/Building/flat/shop/agricultural land etc)	Details of Properties			Estimated value in INR (as per circle rate)
	Full detailed address of properties • Flat No., name of apartment in case of flat • In case of house, address and land details • Village, Anchal, District and State in which property is situated	Mauza/ Khata No./ Plot No./etc.	Area (Unit to be specified)	
Land	Block Bodhgaya Dist-Gaya State – Bihar	Mauza- Hathiyar Khata No.-385,335,227 Plot No.-1450,1451,1454,1455	Total Area-2 Acre 1 Decimal	17,64,00,000/-

In Case Property is owned jointly, the percentage of ownership, the value of share in the property, and the name of other co-owner may be mentioned.

Total A=17,64, 00, 000/-

B. Details of liabilities against the above immovable properties as mentioned above

(In case of any liability created jointly, then the percentage of liability, the value of the share of liabilities and the name of co-borrowers must be mentioned.)

Sl.No.	Amount of Liability (INR Type of Liabilities (Loans/Advances/Other liabilities))	Name of Lender	Current Value in INR
1			

	No Any Liabilities	N/A	N/A

Total B=000/-

C. Financial Worth - (A-B) = Rs. 17,64,00,000/-

D. Estimated Development cost of the project (In Rs) as mentioned in the Application Rs. 1,99,26,766/-

E. Percentage of Financial worth with respect to the Estimated Development cost (C / D x 100) = 825.24%

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

For TECHNOCULTURE BUILDING CENTRE (P) LTD

Vinay Kumar Tiwary

DIRECTOR

Place: Patna

Date: 25/09/2026

Signature:

Name: Vinay Kumar Tiwary

NOTARY

Shashi Kumar Sinha

Dist

Reg No

Exp

GOVT. OF BIHAR

I Identify the Deponent signature/LTI who has signed in my presence.

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e-Court Fee

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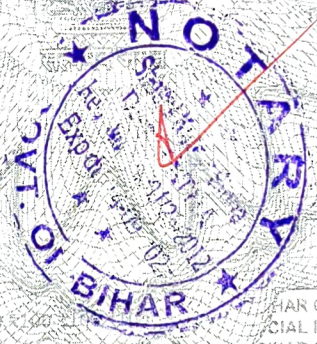
e-Court Fee Receipt No	:	BRECR003C260900046266
Date & Time	:	15-Sep-2026 10:43 AM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	M/S T B C P L
e-Court Fee Amount	:	100 (One Hundred Rupees Only)





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Affidavit regarding Financial Worth

(To be submitted by the Promoter/Company/Firm/Proprietor(s) and all its directors/partners/etc. as the case may be separately in this format)

Name of the Person who is swearing the Affidavit is being sworn:

I, Vinay Kumar Tiwary, son of Late Baleshwar Tiwary, aged 56 years, office at Flat No.417 & 419 ,4th Floor, Aashiana Tower, Exhibition Road Patna-01 presently holding the position as Director in the firm/company - (M/s Technoculture Building Centre Pvt. Ltd.) do hereby furnish the details of immovable properties and liabilities against the said immovable properties of the entity / self (strike out whichever is not applicable) as on date, given here in below:-

A. Details Immovable Properties of **Technoculture Building Centre Pvt. Ltd.**

Type of immovable properties (Land/Building/flat/shop/agricultural land etc)	Details of Properties			Estimated value in INR (as per circi rate)
	Full detailed address of properties **• Flat No., name of apartment in case of flat** **• In case of house, address and land details** **• Village, Anchal, District and State in which property is situated**	**Mauza/ Khata No./ Plot No./etc.**	**Area (Unit to be specified)**	
Resort Building	Sambodhi Retreat Block Bodhgaya Dist-Gaya State – Bihar	Mauza- Hathiyar Khata No.-385,225,180,75 Plot No.-1439,1441,1447	Total Area-3Acre	15,58,19,000/-
Office Building	Office no.-518,519 5th Floor Aashiyana Trade Centre, Adityapur, Jamshedpur, Jharkhand	Mouza-Dindli, Adityapur Khata no-14,48 PlotNo.-123,126,128,129,130	Total Builtup Area of Flat-1016 Sq.ft	30,60,000/-
Land	Sambodhi Retreat Block-Govindpur Dist-Dhanbad State-	Mouza- Jeolgora, Anchal-Govindpur Khata No-34,52,55,65,80Plot No.-555,556,558,559,560,562,563,568	Total Area of Land-111.16 Dec.	1,00,03,000/-

	Jharkhand			
Plant & Machinery	At Various Location of Company	At Various Location of Company	N/A	3,73,36,000
Intangible Assets	At Various Location of Company	At Various Location of Company	N/A	95,000
Value ofother Assets	Like Advance, Inventories, Trade Receivable, Bank Balance, Short term Advance	Advances for Land ,Inventories at various location of Company, Trade as a Whole, Bank Balance all bank of the Company, short term advances as a whole	N/A	37,54,496,000

In Case Property is owned jointly, the percentage of ownership, the value of share in the property, and the name of other co-owner may be mentioned.

Total A=3,958,055,000

B. Details of liabilities against the above immovable properties as mentioned above

(In case of any liability created jointly, then the percentage of liability, the value of the share of liabilities and the name of co-borrowers must be mentioned.)

Sl.No.	Amount of Liability (INR Type of Liabilities (Loans/Advances/Other liabilities))	Name of Lender	Current Value in INR
1	Vehicle Loan, Deferred tax liability, Trade Payable	Bank of Baroda, Union Bank of India, Yes Bank, GST, Service Tax, Income Tax	15,72,12,000
2	Advance from Customers, Other Liabilities	Trade Advances, Employee salaries, Creditors	3,32,41,79,000

Total B=34, 81, 391,000/-

C. Financial Worth - (A-B) = Rs. 476,664,000/-

D. Estimated Development cost of the project (In Rs) as mentioned in the Application Rs. 1,99,26,766/-

E. Percentage of Financial worth with respect to the Estimated Development cost (C / D x 100) = 2392.07%

NOTARY Sinha PATNA 20/12/5/2012 GOVT. OF BIHAR

I solemnly affirm that the above details are true to the best of my knowledge and belief and nothing has been concealed.

For TECHNOCULTURE BUILDING CENTRE (P) LTD.

Vinay Kumar Tiwary

DIRECTOR

Place: Patna
Date: 25/09/2026

Signature:
Name: Vinay Kumar Tiwary

NOTARY
Govt. of Bihar

I Identify the Deponent/Signature/L.T.I.
who has signed in my presence.