

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

Affidavit-cum-Declaration

Affidavit cum Declaration of [Mr./Ms.] Dinesh Kumar Tiwari [r
Vihar Samastipur Ph-02 Ext-02.

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 Samastipur Ph-02 Ext-02 is proposed.
2. That the said land is free from all encumbrances.
3. That the project is situated at Mauja Harpur Ailouth and comes under Municipal Corporation Samastipur.
4. That the time period within which the project shall be completed by (me / the promoter] is 60 months. Date of completion is 27-05-2028 .
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 Pvt. Ltd.
Dinde C Ziwon

Deponent

Director

Verification

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.

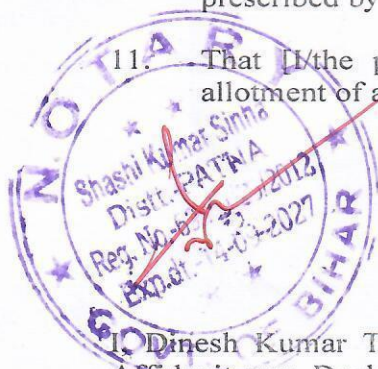
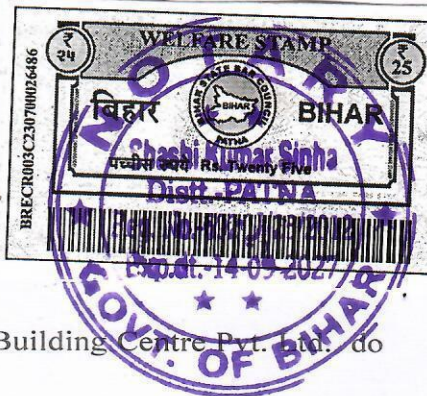
Verified by me at Patna 11.7.24 day of July 2024

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

Advocate

Deponent

Director



Shri/Smt. Dinesh Kumar Tiwari
who is identified by Sri. [Signature]
Advocate solemnly affirmed and
declare before me

Shashi Kumar Sinha
Notary Public, Patna

INDIA JUDICIAL Government of Bihar

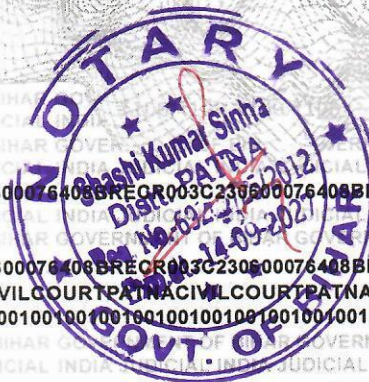
e-Court Fee

e-Court Fee Receipt No. : BRECR003C230600076408

Name of the ACC/ Registered User : Bihar State Co-operative Bank, SCB

Name of Applicant : CIVIL COURT PATNA

e-Court Fee Amount : 100 (One Hundred Rupees only)

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Statutory Alert:

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