NO. 872
Date 26.12.2023

WELFARE STAMP
बिहार BIHAR
एच्चीस रुपये Rs. Twenty Five
23 Dec 2023

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Tribhuwan Developers & Construction Pvt Ltd promoter of the proposed project ; "Tribhuwan Residency"

I, Mithilesh Kumar, Director promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with Land owners who possess a legal title to the land on which the development of the proposed project is to be carried out
   AND
   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.
   OR
   Possess such encumbrances as N.A including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 5 Years.

4. That seventy per cent of the amounts realised by me/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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

NOTARY Alok Kumar Das Dist PATNA N-6920/22 2012 GOVT OF BIHAR

Shri/Smt. Mithilesh Kumar
who is Identified by Shri. [illegible]
Advocate, solemnly affirmed and declared before me
26.12.2023

Alok Kumar Das (Advocate)
Notary Public, Patna (Bihar)

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That I / 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / 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.

Tribhuwan Developers & Constructions (Pvt.) Ltd.

Director

Deponent

Verification

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

Verified by me at Patna on this 26th day of Dec.

Tribhuwan Developers & Constructions (Pvt.) Ltd.

Director

Deponent

NOTARY
Ashok Kumar Das
Dist PATNA
N-6920/22
2012
GOVT OF BIHAR

Identified the deponent who has signed in my presence.

Ajay Kumar

ADVOCATE
26/12/23

INDIA JUDICIAL

Government of Bihar

e-Court Fee

e-Court Fee Receipt No.	:	BRECR003C231200104351
Date & Time	:	23-Dec-2023 10:26 AM
Name of the ACC/Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

IN 2301401094

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.