



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

72AB 956568



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. ARINDAM BERA, Partner of SOVA REAL ESTATE LLP**, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **2nd January 2023**;

I, **ARINDAM BERA, Partner of SOVA REAL ESTATE LLP**, promoter of the proposed project / duly authorized by the 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 the promoter have/has 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 real estate project is enclosed herewith.
2. That the said land is free from all encumbrances. OR That details of encumbrances (none) 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 **27th September 2025**.

Contd...2

AUTHENTICATED BY
S. K. Mallik
S. K. MALLIK
NOTARY
Govt. of India

SOVA REAL ESTATE LLP
Arindam Bera
Partner

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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

7. 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. 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. 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 **Tamluk** on this 8th day of February 2023.

SOVA REAL ESTATE LLP

Anindan Saha
Partner

Deponent

AUTHENTICATED BY

Santosh Kumar Maiti
SANTOSH KUMAR MAITI, NOTARY
Appointed by Govt. of India, Under
Notaries Act 1952 (Act No.- 53 of 1952)
for the District of Purba Medinipur Judges' Court
Tamluk, Purba Medinipur, W.B.