

भारतीय गैर न्यायिक

दस
रुपये

TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

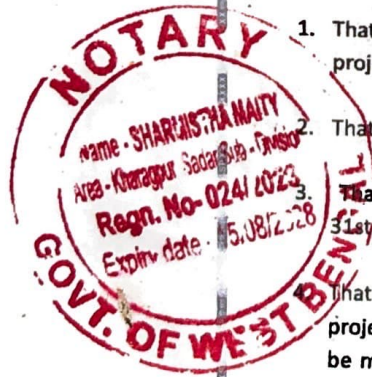
84AB 578777

FORM 'B'

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Edifice realty promoters of the proposed project "CROWN". Represented by its partners (1) Vivek Kumar Baderia (PAN-ADFP4885) AND (2) Purusottam Agarwala (PAN-ACRP8518) do hereby declare, undertake and state as under:

1. That promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31st December 2025.
4. That seventy per cent of the amounts realised by 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



05.03.24
SHARMISTHA MAITY
Notary Regn. No: 024/2023
Govt. of West Bengal,
Kharagpur Sadar Sub-Division
Dist:-Paschim Medinipur

(Deponent)
Identified by me

Ananda Baijn
Advocate.

EDIFICE REALTY
Purusottam Agarwala
Partner

EDIFICE REALTY
Vivek Baderia
Partner

SI. No. 2114 Rs. 10/-

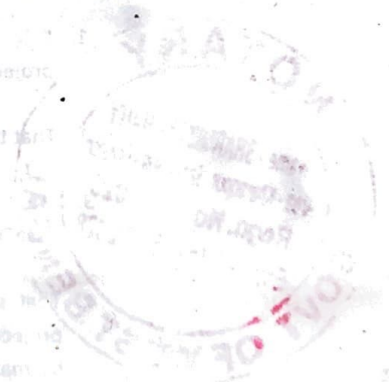
Date 27/12/2024

Name EDIFICE REALTY

VILL. Inda OT Road

P.O+P.S Kharagpur

Stamp Vender Rekha Dey (Nag)
 রেক্ষা দেব (নগ)



EDIFICE REALTY

EDIFICE REALTY

SHARMA SUSHILANITY

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

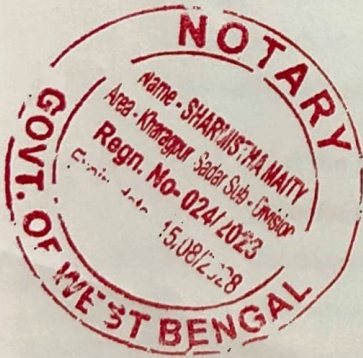
EDIFICE REALTY
[Signature]
 Partner
 Deponent

Verification

EDIFICE REALTY
Purusottam Agarwala
 Partner

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

Verified before me at this Kharagpur / 27th day of Feb 2024 at Kharagpur.



EDIFICE REALTY
[Signature]
 Partner
 Deponent

EDIFICE REALTY
Purusottam Agarwala
 Partner

Identified by me

Ananda Banerjee
 Advocate
ANANDA BANERJEE
 Advocate
 Judge's Court, Paschim Midnapur
 Enl. No. - WB 709 / 98

Date: 27th Feb 2024

Affidavit S.M. 1219 Dt. 05.03.24
 Solemnly affirmed & Declared before me
 by Vivek Bedena
 who is duly identified
 by A. Banerjee
 Advocate / Law Clerk.
[Signature] 05.03.24
SHARINISTHA MAITY
 Notary, Regn. No: 024/2023
 Govt. of West Bengal,
 Kharagpur Sadar Sub-Division,
 Dist: Paschim Medinipur