



পশ্চিমবঙ্গ ষশ্চিম বংগাল WEST BENGAL

95AB 861357

BEFORE THE NOTARY PUBLIC AT ALIPUR, POLICE COURT



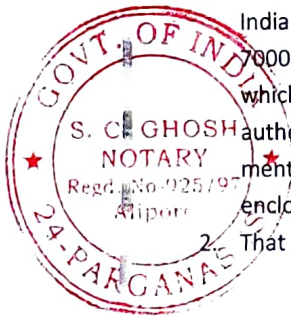
FORM 'B' [See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI.RAMESH CHANDRA SINGHAL Represented by one of its Director (Authorised Signatory) of M/s. SADGURU PROJECTS & DEVELOPMENTS PVT LTD(Developer) of the proposed project named "SHANTI SAMIR "

I, SRI.RAMESH CHANDRA SINGHAL Authorised Signatory of M/s. SADGURU PROJECTS & DEVELOPMENTS PVT LTD(Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

1. SMT. TANUSREE DAS, (PAN: AYSPD7492H) (Aadhaar No. 3366 1262 2201) wife of Late. Samir Kumar Das, by faith : Hindu, by occupation : Housewife, by Nationality : Indian, residing at 344/2, NSC Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata : 700047, hereinafter called and referred to as "OWNER" 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.



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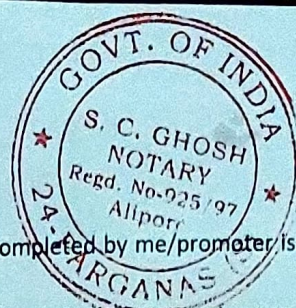
Sadguru Projects & Developments Pvt. Ltd.

R. C. Singh

Director

04 JUL 2024

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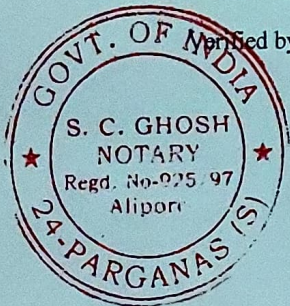
3. That the time period within which the project shall be completed by me/promoter is **4th May, 2026**
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, from time to time, shall be deposited in a separate account to be maintained in a scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 utilised 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.

Sadguru Projects & Developments Pvt. Ltd.
R. C. Singhal
Director

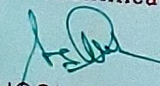
Deponent

I, **RAMESH CHANDRA SINGHAL** (PAN no : AKTPS2579R) (Aadhar no : 8647 0976 1191) son of Late. Bisheswar Lal Singhal, residing at 293, Hari Sava Math, Brahamapur Post Office :Garia, Police Station : **Bansdroni, Kolkata – 700084**, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

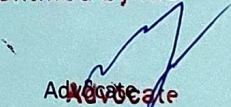
Notified by me at ^{July} 4th Day of 2024.



Solemnly Affirmed & Declared
before me on Identification


S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me


Advocate

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enri. No-WB/2037/1999

Sadguru Projects & Developments Pvt. Ltd.

R. C. Singhal
Director

04 JUL 2024