

SL. NO.....23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 730061

FORM 'B'
[See rule 3(2)]



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. Subrata Dhar, (PAN: ADSPD8610L) son of Sri Tarapada Dhar age about 62 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 81/10A, Raja Subodh Chandra Mullick Road, Post Office - Naktala, Police Station - Netaji Nagar (previously Jadavpur), District - 24 Parganas (South), Kolkata - 700 047, Partner of the promoter (**Shiv Construction**) of the proposed project "**Sai Abash**" situated at Premises No. 106, Roypur, having mailing address - 40, Raipur Government Scheme No. II, Post Office - Garia, Police Station - Jadavpur, District - 24 Parganas (South), Kolkata - 700 084, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/12/2023;

I, Subrata Dhar, Partner of the promoter (**Shiv Construction** having PAN No. ACIFS7070B and registered office at D/126, Ramgarh, Post Office - Naktala, Police Station - Netaji Nagar (previously Jadavpur), District - 24 Parganas (South), Kolkata - 700 047) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

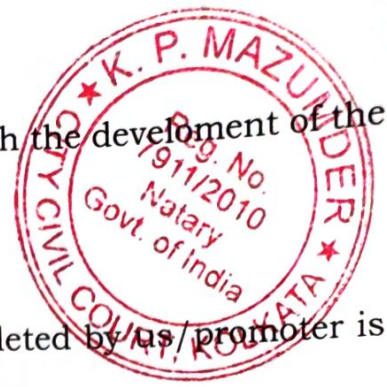
SHIV CONSTRUCTION

Subrata Dhar

Partner

05 DEC 2023

1. That We/ Promoter have /has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2025.
4. That seventy percent of the amounts realised by us/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 schedule 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / 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.



SHIV CONSTRUCTION

Partner

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 Kolkata on this 5TH day of December, 2023



IDENTIFIED BY ME
S. Das

ADVOCATE

Signature Attested on Identification
K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No - 7911/2010 Govt. of India

05 DEC 2023

SHIV CONSTRUCTION

Partner

Deponent