



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
FORM B
[See rule 3(4)]

65AB 573424

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Amit Sarada being representative for the promoter of the proposed project vide its authorization dated 31.01.2023.

I, Amit Sarada S/o Jugal Kishor Sarada aged 53 years R/o 117/1 Netaji Subhash Chandra Bose Road, Tollygunge, Regent Park, Kolkata 700040 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Techno Global Alliances (P) Ltd, represented by its Director Mr. Nirmal Kumar Agarwal (PAN ADBPA6654L) has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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.
3. That the time period within which the project shall be completed by promoter is 01.11.2026
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

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PANCHU GOPAL SHAY.
Advocate
C.M.M.'S COURT

ডেপুটি ম্যাজিস্ট্রেট
মহানগর স্য-রেজিষ্ট্রারী অফিস
জেলা- মকিব ২৪ পরগণা



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

65AB 573426

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 has furnished such other documents as have been specified 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.

P.K. Datta
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 1st day of November 2023.

P.K. Datta
Solemnly Affirmed &
Declared before me on
Verification of advocate

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

P.K. Datta
Deponent

01 NOV 2023

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PANCHU GOPAL SHAY
Advocate
C.M.M.'S Court

ডেপুটি :- শ্রী প্রবীন্দ্র দে
সারাইপুর সাব-মেজিষ্ট্রারী অফিস
জেলা- হুগলি ২৪ পরগণা

স্বাক্ষরিত
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