



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of RAM NARESH AGARWAL duly authorized by the promoter of the proposed project vide authorization dated 01/02/2023:

I, **RAM NARESH AGARWAL** Son of **Late Nand Kishore Agarwal** aged **55 Years** R/o Flat No. 5A, 5th Floor, South City Galaxy, 2, Justice Chandra Madhab Road, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhawanipore, Kolkata – 700 020, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Swan Engineering Co.** have 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 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.

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

Ra Nare Agarwal

18 SEP 2023

11425

15 SEP 2023

No.....Rs.100/- Date.....

Name : Swan Engineering Company

Address : 36/1A Elgin Road, Kolkata-20

Vendor : Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



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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 **31.03.2029** with a grace period of six months (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.



Ranjan Agul

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 _____ on this ____ day of _____.



Ranjan Agul

Deponent

Identified by me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C.M.M. Court, Kolkata

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
S. Brumata
NOTARY
18 SEP 2023