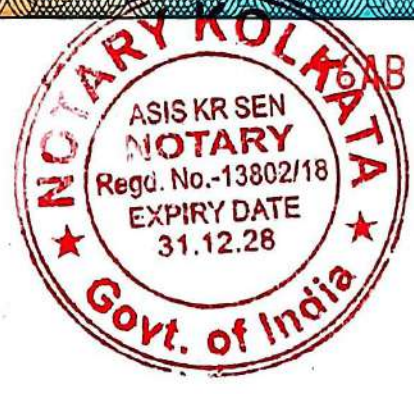


S.I. NO. 4



पश्चिम बंगाल WEST BENGAL



AB 653954

FORM - 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sahil Surendra Saharia, son of Mr. Surendra Kumar Saharia, aged about 41 years, residing at Flat No. 5, 7th Floor, Govind Mahal, 3, Wood Street, P. O. Park Street, Kolkata – 700 016 being the authorized signatory of Bengal Shristi Infrastructure Development Limited, CIN No. U45201WB2001PLC092865, having its registered office at BUG-5, upper ground floor, City Centre, Durgapur – 713216, being the promoter of the proposed project and I am duly authorized by the promoter of the proposed project, vide its Board Resolution dated 12.03.2020.

Sahil Sahy

06 JUL 2024

55234

21 MAY 2024

L. No.....Sold To.....

.....Addrs.....

G.C. SAHA

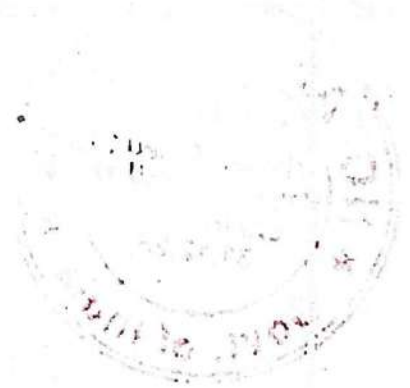
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

BENGAL SHRISTI INFRASTRUCTURE
DEVELOPMENT LTD.
Plot No. X-1, 2 & 3, Block - EP
Sector-V, Salt Lake City
Kolkata-700 091

.....
Issue Date.....Sign.....



21 MAY 2024



I, Sahil Surendra Saharia duly authorized by the Promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

Promoter has legal rights for development of the land on which the development of the project is proposed do hereby solemnly declare, undertake and state as under :

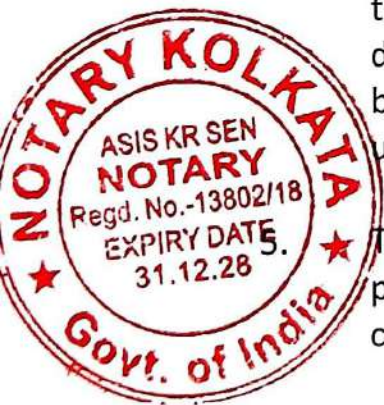
1. That Asansol Durgapur Development Authority is the owner of the land on which the development of the project is proposed and has a legal title to the land on which the development of the project is to be carried out.

And

The legally valid authentication of title of such land along with an authenticated copy of the Development agreement, Supplementary Development Agreement and Power of Attorney between Asansol Durgapur Development Authority and promoter for development of the real estate project are enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project Sangati Tower 3 shall be completed by promoter is 15.06.2029.
4. That seventy percent of the of the amounts realized by 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 of 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 that Promoter shall get the accounts audited within six months after the end of every financial year by a



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06 JUL 2024

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.

7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Bengal Shristi Infrastructure Development Ltd.

Rahim Ullah
Authorised Signatory

Deponent



Verification

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

Verified by me at Kolkata on this 6th day of

July 2024.

Bengal Shristi Infrastructure Development Ltd.

Rahim Ullah
Authorised Signatory

Deponent

Solemnly affirm and declare
before me on identification

ASIS KR SEN

ASIS KUMAR SEN
City Civil Court, Kolkata
Notary
Reg. No -13802/18

IDENTIFIED BY ME

Rudip Kumar
ADVOCATE

06 JUL 2024

MD/643/1979

