

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY PUBLIC

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavits cum Declaration of Mr. Aniruddha Sinha Jain being representative for the promoter of the proposed project vide its authorization dated 31<sup>st</sup> January 2023.**

I, Aniruddha Sinha Sonof Sri Ashutosh Sinha, aged 36 Years working for gain at 225/1, Green Park, Block- 'A', Lake Town, P.S: Lake Town, Kolkata: 700055, Dist: North 24- Parganas being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Nilima Sarkar has a legal title to the land on which the development of the project 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.

**B. N. SAHA**  
NOTARY  
Bikash Bhavan  
North Block, Gr. Floor  
Bhikannagar, Kolkata  
West Bengal

**SINHA REALTECH**  
*Aniruddha Sinha*  
Managing Partner

02 AUG 2023



3. That the time period within which the project shall be completed by promoter is **31/12/2026**.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.

**SINHA REALTECH**

*Arunodha Sinha*

Managing 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 2nd day of August 2023.

**SINHA REALTECH**

*Arunodha Sinha*

Managing Partner

Deponent

*Shaikh Selim Ali*  
**SHAIKH SELIM ALI**  
Advocate  
ENROL. No.- F/1131/978 of 2016  
Barasat Judge's Court  
North 24 Parganas

Solemnly Affirmed  
&  
Declared Before me  
on Identification of Advocate

**B. N. SAHA**  
Notary

02 AUG 2023

**B. N. SAHA**  
NOTARY  
Bikash Bhavan  
North Block, Court  
Midhannagar, Barasat  
West Bengal