



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 77AB 604778

FORM 'B'

[See Rule 3(4)]

**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. Rameswar Prasad**, duly authorized by the promoter of the proposed project "PRASAD CENTRAL", vide its/his/their authorization dated 24/01/2022.

I, **Mr. Rameswar Prasad**, duly authorized by the promoter of the proposed project "PRASAD CENTRAL", do hereby solemnly declare, undertake and state as under:

1. That, M/s Lytton Hotel private Limited has a legal title to the land on which the development of the proposed project is proposed,

AND

A legally valid authentication of title of such land along with an authenticated copy of 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. ✓

**NILAMBUR CREATORS LLP**

Partner

**KAMAL KUMAR PAUL**  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.vi.M's Court  
2 & 3 Bankshall Street  
Kolkata-700001

**14 FEB 2023**

Sl. No. 34591 Sold to..... Nilambur Creators LLP

Address.....

16, Sudder Street  
Kol-16.

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

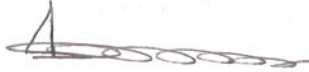
Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date:..... Sign. 

04 FEB 2023

NILAMBUR CREATORS LLP

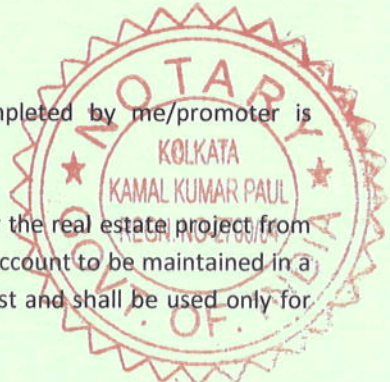


Partner

NILAMBUR CREATORS LLP

Partner

14 FEB 2023



3. That the time period within which the project shall be completed by me/promoter is **30/09/2025**.
4. That seventy percent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 I/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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

**NILAMBUR CREATORS LLP**

*[Handwritten Signature]*

**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 14<sup>th</sup> Day of Feb, 2023.

**IDENTIFIED BY ME**  
*[Handwritten Signature]*  
 Enrolment No. F-6921663  
 Advocate

**KAMAL KUMAR PAUL**  
 NOTARY GOVT. OF INDIA  
 Regn. No. 2700/04  
 C.M.M's Court  
 2 & 3 Bankshall Street  
 Kolkata-700001

Solemnly Affirmed & Declared Before  
 me on Identification of Ld. Advocate  
*[Handwritten Signature]*  
**KAMAL KUMAR PAUL, NOTARY**  
 Govt of India, Regn No-2700/04

Deponent

**14.02.23**

**14 FEB 2023**