

SL. NO. 797/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 107250



FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION


Affidavit cum declaration of Shri. Pawan Kumar Dhoot duly authorized by the promoter for the proposed project vide authorization dated 15th June, 2023.

I, Mr. Pawan Kumar Dhoot, son of the Late Mr. Kedar Nath Dhoot, aged about 58 years, residing at CF-388, Sector 1 Salt Lake City, Bidhannagar, Kolkata, West Bengal 700064, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s. Yashaswi Commercial Private Limited & 35 others have legal title to the land on which the development of the proposed project is to be carried out

ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

And

For Dhoot Realtors Pvt. Ltd.

Director / Authorised Signatory

31 JUL 2023

34332

15 JUL 2022

NO..... DATE.....
SOLD TO..... *Dhoni Realtors (P) Ltd.*
OF..... *Sr. JBS Hazden Ave.*
RS..... *100*

JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO 351RS2016

105-

15 JUL 2022

INDIA WEST BENGAL



A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owners & 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 ("project completion date") is 13/06/2027 subject to a grace period of 12 months from the project completion date.

4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the 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.

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

31 JUL 2023

For Dhoot Realtors Pvt. Ltd.

Director / Authorised Signatory



10. That the 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 ground.

For Dhoot Realtors Pvt. Ltd.

Director / Authorised Signatory

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 31st day of July 2023

For Dhoot Realtors Pvt. Ltd.

Director / Authorised Signatory

Deponent


ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

31 JUL 2023

Identified by me


Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2008
Bidhan Nagar Court
Kolkata-700091