



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 858376



FORM-B  
[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr. Jatan Lal Parakh, Designated Partner of Shanti Deep Homes LLP duly authorized by the promoter of the proposed project vide his authorization dated 03.04.23 :**

I, Jatan Lal Parakh son of Late Jiwrāj Parakh aged about 67 years resident of 51, Moulana Abul Kalam Azad Road, Howrah – 711 101 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31.12.2024.
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.

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NOTARY GOVT. OF INDIA  
Reg. No. 13814/18  
Judges' Court, Howrah

13 APR 2023

*J. Parakh*

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

Deponent

  
(Jatan Lal Parakh)

### Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

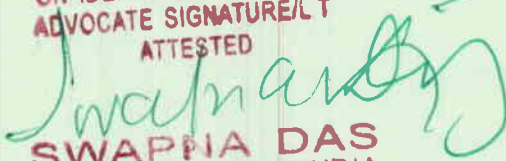
Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

Deponent

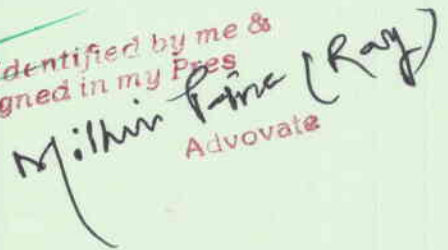
  
(Jatan Lal Parakh)



ON IDENTIFICATION OF THE  
ADVOCATE SIGNATURE/LT  
ATTESTED

  
SWAPNA DAS  
NOTARY GOVT. OF INDIA  
Regn. No. 13814/18  
Judges' Court, Howrah

Identified by me &  
Signed in my Pres  
Advocate

  
Milkin Prina (Raj)  
Advocate

13 APR 2023