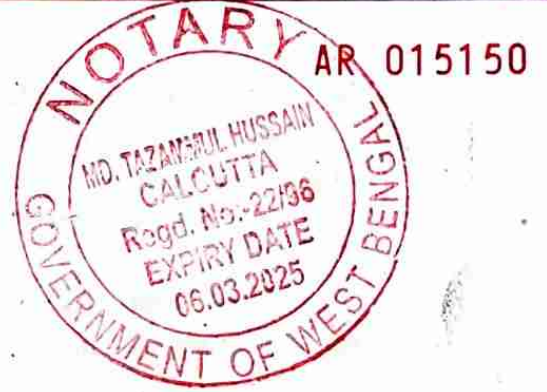


Sl. No. 32



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



FORM-B  
[see rule 3(4)]

**AFFIDAVIT-CUM-DECLARATION**

Affidavit-cum-Declaration of Mr. ALI ASGAR SARDAR, Director of the company "SARDAR REALITIES PRIVATE LIMITED", promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide Board Resolution dated 10/08/2023;

SARDAR REALITIES PVT. LTD.

*Ali Asgar Sardar*

Director



I, **ALI ASGAR SARDAR**, S/o Late Murad Ali Sardar aged about 69 years, R/o 12/3, Kazi Para Lane, Sibpur, Post Office- Sibpur, Police Station- Sibpur, Howrah-711102, Director of the company "**SARDAR REALITIES PRIVATE LIMITED**", promoter of the proposed project/ duly authorized by the promoter of the proposed project "**SWAPNA NILAY**" do hereby solemnly declare, undertake and state as under:



1. **SARDAR REALITIES PRIVATE LIMITED** has a legal title to the land on which the development of the proposed project is to be carried out  
AND  
The above company itself is to develop the proposed project "**SWAPNA NILAY**" and a legally valid authentication of title of such land 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 us/promoter is **06/12/2026**.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised 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.

**SARDAR REALITIES PVT. LTD.**

*Ali Asgar Sardar*

Director

- 9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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 grounds.



For SARDAR REALITIES PVT. LTD.

SARDAR REALITIES PVT. LTD.

*Ali Asgar Sardar*

Director  
Ali Asgar Sardar  
(Authorized 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 2<sup>nd</sup> day of January, 2024.

SARDAR REALITIES PVT. LTD.

*Ali Asgar Sardar*

Director

Deponent

Solemnly affirmed and declared  
before me on Identification

*[Signature]*

MD. T. HUSSAIN Notary  
City Civil Court  
Kolkata

Regd No. 2236 Govt. WB

Identified by me

*Pradip Kr. Nag*  
Advocate

02 JAN 2024

PRADIP KR. NAG  
ADVOCATE  
ENROLMENT NO.-WB/54311979