

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

73AB 206223

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA-700 027

FORM 'B'

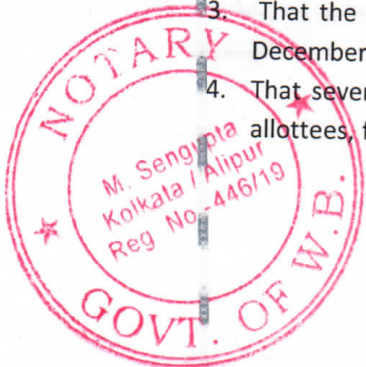
[See rule 3(4)]

## DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr. Karan Agarwala** and **Mr. Harshit Baheti** developers of the proposed project "**Verdant Capricorn**" duly authorized by the promoter of the proposed project, vide their authorization dated 03.11.2022.

We, Mr. Karan Agarwala and Mr. Harshit Baheti promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoter have 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 us/promoter is 31<sup>st</sup> December'2025.
4. That seventy per cent of the amounts realised by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a



VERDANT CONSTRUCTIONS LLP

Designated Partner / Authorised Signatory

VERDANT CONSTRUCTIONS LLP

Designated Partner / Authorised Signatory

01 AUG 2023

26990

30 NOV 2022  
30 NOV 2022

Sl. No..... Date.....  
Sold to.....  
of.....  
Rupees.....  
P. K. S. ANEJEE  
Advocate, Alipore Judges' Court  
Kolkata 27

  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

INDIA

INDIA NON JUDICIAL

26990

Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

FORM 1  
(See rule 31-A)

DECLARATION ON RECEIPT

Whereas the Government of West Bengal has decided to purchase the land on which the proposed project is to be executed and the said land is situated in the village of ...



VERDANT CONSTRUCTIONS LLP  
VERDANT CONSTRUCTIONS LLP  
Registered Partner / Authorized Signatory

01 AUG 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

VERDANT CONSTRUCTIONS LLP

*H Baheti*

Designated Partner / Authorised Signatory

VERDANT CONSTRUCTIONS LLP

*Karan Agarwala*

Designated Partner / Authorised Signatory

Deponent

Verification

We, 1) Mr. Karan Agarwala son of Mr. Manish Agarwala, Resident of 2052, Chakgaria, Upohar CondoVille, Apartment- 10/1802, Kolkata- 700 094, and 2) Mr. Harshit Baheti son of Mr. Kamal Kishore Baheti, Resident of 1050/1, Survey Park, Kolkata- 700 075 do solemnly affirm and confirm that 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 1<sup>st</sup> day of August'2023.

VERDANT CONSTRUCTIONS LLP

*H Baheti*

Designated Partner / Authorised Signatory

VERDANT CONSTRUCTIONS LLP

*Karan Agarwala*

Designated Partner / Authorised Signatory

Deponent

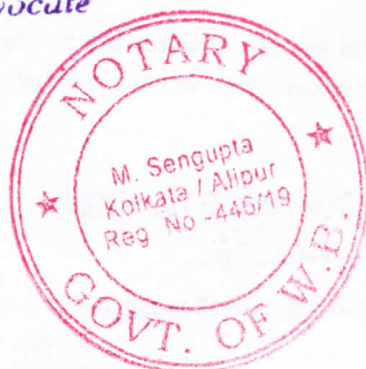
Verified before me at this 1<sup>st</sup> day of August 2023 at Kolkata.

Identified by me

*Subhasis Das Gupta*

Advocate

Advocate



Solemnly Affirmed &  
Declared before me on  
Identification of advocate

*M Sengupta*  
Notary  
Reg. No.-446/19

01 AUG 2023