



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 133296

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bishwanath Haralalka**, promoter of the proposed project "HUNGERFORD HOUSE" / duly authorized by the promoter of the proposed project "HUNGERFORD HOUSE", vide its/his/their authorization dated **06-04-2023**.

I. BISHWANATH HARALALKA, son of Late Basudev Haralalka having PAN ABCPH1758F, having Aadhaar No. 6868 1637 7880 and residing at 118/1A, Ashutosh Mukherjee Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata -700 025, duly authorized by the promoter of the proposed project "HUNGERFORD HOUSE", do hereby solemnly declare, undertake and state as under:

1. ADARSH AGARWALA, NEERJA AGARWAL & RITA AGARWALA FAMILY TRUST have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

Soubhagya Nirman LLP

*Haralalka*  
Authorized Signatory / Partner

P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

10 APR 2023

138195

23 MAR 2023

NO..... DATE.....  
SOLD TO..... Soubhagya Nirman LLP  
OF..... 2/5, S. B. Rd.  
RS..... 100k

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

101-20

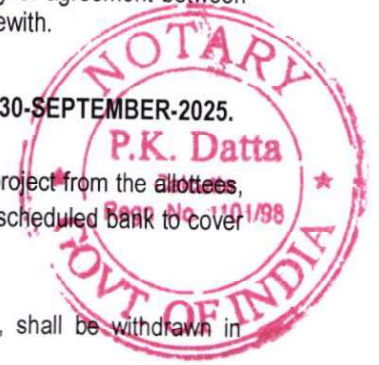
23 MAR 2023

100000

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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.
3. That the time period within which the project shall be completed by me/promoter is **30-SEPTEMBER-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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



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 10-April-2023

**P. K. Datta**  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

Signature Attested by me  
Identification of advocate  
*[Signature]*  
**P. K. Datta**  
Notary

**Soubhagya Nirman LLP**

*[Signature]*  
Authorised Signatory / Partner

DEPONENT

**10 APR 2023**