



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

88AB 857285



FORM B

Regn. No.
10288/13

(See rule 3(4))

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

Affidavit cum Declaration

Affidavit cum Declaration by promoter of the proposed project M/s. Sawansukha Dash Private Limited (formerly Vanity Tie-up Private Limited) [PAN AACCV5411B] [CIN : U70100WB2007PTC114624] represented by its Authorised Signatory Mr. Shri Kant Bagri, [AADHAR NO. 3183 6107 0335] S/o Late Jagdish Kumar Bagri, vide authorization dated 10th September, 2022;

I, Shri Kant Bagri duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sawansukha Dash Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner cum promoter for development of the real estate project is enclosed herewith.

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 001

21 DEC 2023



Shri Kant Bagri

120023

Saran Sukha Dasg P. Eto

Address.....

3A, H. B. Saha Road

Rs.....

21 DEC 2023

21 DEC 2023

Date.....

SIPRA DEY

Licence No. 18A

Code : 1070

1, N. S. Road, Kolkata 700 001



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st October, 2026.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



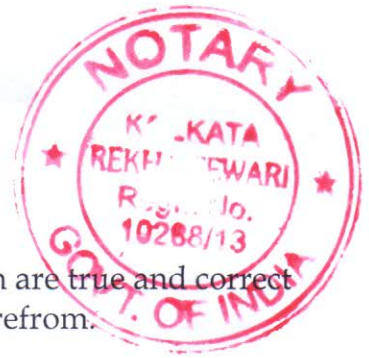
Shri Kant B. B. B.
Deponent

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.'s Court
Kolkata - 700 001



21 DEC 2023

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 21ST day of DECEMBER, 2023



SOLENNY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 001

21 DEC 2023

Identified by me
Himadri Chakraborty
Himadri Chakraborty
Enrollment Number: 121134-A/1101
CMM COURT, KOLKATA