

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RAM NARESH AGARWAL duly authorized by the promoter of the proposed project vide his authorization dated Day of 2024:

I, **RAM NARESH AGARWAL** Son of **Late Nand Kishore Agarwal** aged **56 Years** R/o Flat No. 5A, 5th Floor, South City Galaxy, 2, Justice Chandra Madhab Road, Post Office – Lala Lajpat Rai Sarani, Police Station – Bhawanipore, Kolkata – 700020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:


1. Pichola Aawas LLP & Others have a legal title to the land on which the development of the proposed project is to be carried out

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

30 SEP 2024

000434

03 JUL 2024

Sl. No.....Dt.....Rupees- **100/-**
.....*Srijan Residency LLP*
Address.....*36/1A, Elgin Road,*
P.O.....P.S.....*Kol-20*
Vendor.....

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27

And

A legally valid authentication of the title of such land along with an authenticated copy of the 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 promoter is **31.12.2034** (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

REKHA TEWARI

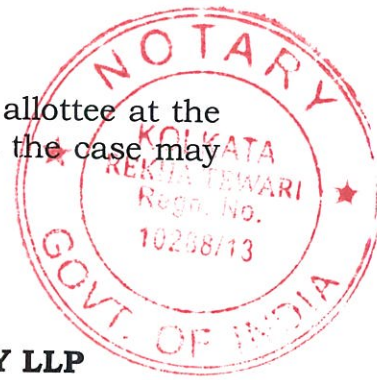
NOTARY

Regn. No. - 10288/13

CMW-2024

20 SEP 2024

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.



FOR SRIJAN RESIDENCY LLP

Ranjan Agal

AUTHORISED 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 30th day of September, 2024.

FOR SRIJAN RESIDENCY LLP

Ranjan Agal

AUTHORISED SIGNATORY

Deponent

SOLEMNLY 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

30 SEP 2024