

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



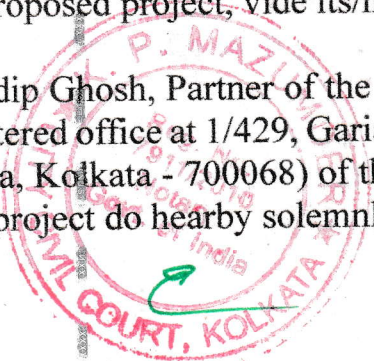
FORM 'B'
[See rule 3(2)]

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 of Mr. Sudip Ghosh, (PAN: AQYPG8801B) son of Sri Haradhan Chandra Ghosh age about 36 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 26/1A, Gariahat Road (South), Dhakuria, Kolkata – 700031, West Bengal Partner of the promoter (S N Realty) of the proposed project “Serenity Heights” situated at Premises No.-P-411/26, Hemanta Mukhopadhyay Sarani, Ward No.-36, P.O. & P.S. - Gariahat, Kolkata – 700029 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/08/2023;

I, Sudip Ghosh, Partner of the promoter (S N Realty having PAN No. ABJFM0254G and registered office at 1/429, Gariahat Road (South), Jodhpur Park, P.O. Golf Green, P.S. Lake Thana, Kolkata - 700068) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



S.N. REALTY
 Sudip Ghosh 24 AUG 2023
 Partner Partner

1. (a) **AYAN MUKHERJEE (PAN: AKTPM3652P)**, son of Late Sobhan Lal Mukherjee, by Faith – Hindu, By Occupation – Business, residing at Krine Vista, Flat No. 5A, Ananda Nagar Bye Lane – 3, Opposite Anil Plaza, G.S. Road, Christian Basti, Dispur, P.O. Dispur, P.S. Bhangagarh, Assam- 781005, (b) **MARAMI BARUA (PAN: BFPPB0355A)**, daughter of Late Sobhan Lal Mukherjee, by Faith – Hindu, By Occupation – Housewife, residing at 97, R.G. Barua Road, Manik Nagar, Dispur, P.O. Dispur, P.S. Dispur, Assam- 781005 (c) **MIRA CHATTERJEE (PAN: ANWPC0281A)**, wife of Late Amiyo Bushan Chatterjee and daughter of Late Labanya Lal Mukherjee, by Faith – Hindu, By Occupation – Housewife, residing at P-26, Gariahat Road, P.O. Gariahat, P.S. Gariahat, Kolkata – 700029 (d) **MINA BANERJEE (PAN: AODPB8378M)**, wife of Late Gopal Kumar Banerjee and daughter of Late Labanya Lal Mukherjee, by Faith – Hindu, By Occupation – Housewife, residing at Flat No. 303, Aneesh Avenue, Ambedkar Nagar, Miyapur, K.V. Ranga Reddy, Telangana – 500049, 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 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 us/promoter is 31/03/2026.

4. That seventy percent of the amounts realised by us/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 schedule 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 / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

S.N. REALTY

Sudip Ghosh
Partner

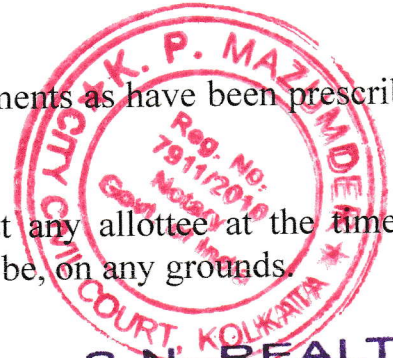
Prakash
Partner

24 AUG 2023

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

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

10. That, we / 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.



S.N. REALTY
Sudip Ghosh
Partner Partner

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 24th day of August, 2023

24 AUG 2023

S.N. REALTY
Sudip Ghosh
Partner Partner

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No 7911/2010 Govt. of India



VERIFIED BY ME

S. Ray
ADVOCATE