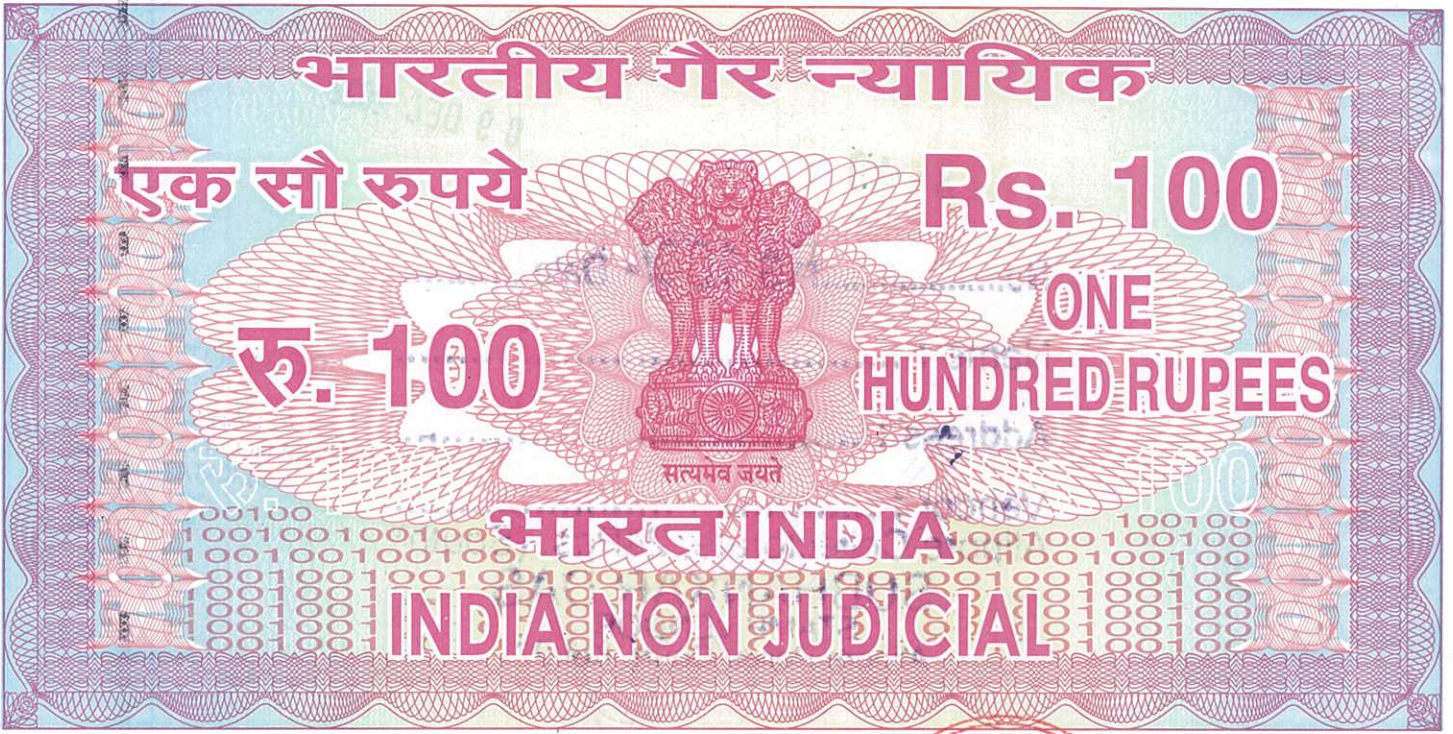


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 672982

FORM-B  
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. Ram Naresh Agarwal promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 02.01.2023:

I, Ram Naresh Agarwal Son/Daughter/Wife of Late Nand Kishore Agarwal aged 56 years R/o South City Galaxy, Flat No , 5a, 2 Justice Chandra Madhab Road, Bhawanipur, L.R. Sarani, Kolkata, West Bengal - 700020 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

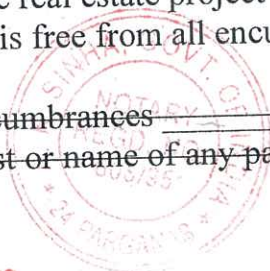
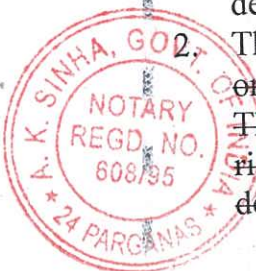
1. That I / promoter have/has a legal title to the land on which the development of the project is proposed

Or  
Swadha Nirman Pvt. Ltd. & Others have/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 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.

That the said land is free from all encumbrances.

Or  
That details of encumbrances \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, along with details.



28 FEB 2023

09 DEC 2022

13440

No.....Rs. 100/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014



*(Handwritten signature in blue ink)*



3. That the time period within which the project shall be completed by me promoter is 03/06/2029.
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.
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.

Ran Nan Aghy

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 28<sup>th</sup> day of February, 2023.

Ran Nan Aghy

Deponent

Solemnly Affirmed & Declared  
before me on Identification

A. K. Sinha, Notary  
Alipore Judges/Police Court, Cal-27  
Regd. No. 608/1995 Govt. of India

28 FEB 2023

Identified by me

Advocate