



AP 372901

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

I, **SURYANSH PUGALIA**, son of Rajendra Kumar Pugalia, resident of 40 Rupchand Mukherjee Lane, Bhowanipore, Kolkata 700025, being the sole-proprietor of M/s **SUNNIVA REALTY**, with its registered office at 19 Pollock Street, 2nd Floor, Room No 2/20, Kolkata 700001, am the duly authorised promoter and developer of the proposed project, vide authorization dated _____

I do hereby solemnly declare, undertake and state as under;

- 1) That M/s **SUNNIVA REALTY**, (with its Sole-Proprietor - **SURYANSH PUGALIA**) has a legal title to the land on which the development of the project is proposed 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. The said land is at - Holding (Plot) No: 8085/22-23, Ramchandrapur, Pubali Garden, Panchayat Road, PO: Narendrapur, PS: Narendrapur (previously Sonarpur), Dist: South 24 Parganas, PIN 700103, having LR Dag No: 769, 770, 771, and LR Khatian No: 3863 (Prev. Kh.No: 2398), JL No: 58, within Mouza: Ramchandrapur, Gram Panchayat: Bonhooghly-I
- 3) That the time period within which the project - **SUNNIVA LEGACY**, shall be completed is within 3 years, starting 1st October 2023, i.e. within 30th September 2026.
- 4) That Seventy Percent (70%) of the amounts realized 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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amounts from the separate account shall be withdrawn, after it is certified by an Engineer, an Architect and a Chartered Accountant in Practice, that the withdrawal is in proportion to the percentage of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 utilized 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 furnished such other documents as 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.

The contents of my above 'Affidavit cum Declaration' are true, correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata, on this 6th day of October 2023.

For SUNNIVA REALTY

Suryansh Pugalia
DEPONENT
Proprietor

**ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION**

**PADMA DAS
NOTARY**

**PADMA DAS
NOTARY**
Regn. No.-13771/18
C.M.M.'s Court
Kolkata-700 001

06 OCT 2023

Identified by Me
Mimadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C.M.M. Court Kolkata