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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 672989

FORM-B
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. RAM NARESH AGARWAL promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 06/11/2022:

I, RAM NARESH AGARWAL Son of LATE N K AGARWAL aged 53 Years R/o 2 Justice Chandra Madhab Road, Bhawanipur Kolkata 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 the owners namely Moral Tradelinks Pvt Ltd & ors have 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.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/ promoter is 30/09/2028.

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.



30 JAN 2023

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09 DEC 2022

NO.....Rs. 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

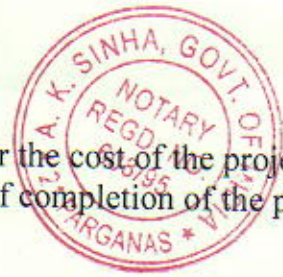
SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 14TH FLOOR
KOLKATA-700 014

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Narayan Aggarwal
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 30 day of Jan 2023

Ran Narayan Aggarwal
Deponent



Identified by me

[Signature]
Advocate

[Signature]
Solemnly Affirmed & Declared
before me on Identification

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

30 JAN 2023



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