



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

83AB 177236



FORM 'B'

See rule 3(4)

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. Sanjay Puri promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 01.08.2023

I, Mr. Sanjay Puri promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY
Regn. No.-10288/13
C.M.M's Court
Kolkata - 700 00

16 AUG 2023

Sarasrshyam Realtech LLP

SL. No. 4277 Dt.
Customer
Vill
Rs
Vender
Place - Ghataura S. R. Office
Dist. - South 24 Parganas.
Mahabub Hasan Paik

28 JUL 2023

15
M. Jain Aditi Chatterjee (Adv)
H.C.
Cal -

1. That I /promoter 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 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 31st December, 2026.

4. That seventy per cent of the amounts realised 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 to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 has furnished such other documents as have been 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.

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 16th August day of 2023

Identified by me
Aditya Chatterjee
Advocate

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.'s Court
Kolkata - 700 001
16 AUG 2023

Salasarshyam Realtech LLP

Deponent Partner

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY