



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 139725




FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Brijesh Kumar Agrawal promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 24.03.2023 :

I, Brijesh Kumar Agrwal, Son of Late Baij Nath Agrawal aged 59 Years, Residing at Alcove Gloria, Tower 2, Flat No.- 10H, 10th Floor, 403/1, Dakshindari Road, Kolkata – 700048, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:


SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

25 MAR 2023

1. Tellus Properties Pvt. Ltd., Umesh Khemka (HUF), Umesh Khemka, Ankit Agrawal, Saharsh Projects Pvt. Ltd., Brijesh Kumar Agrawal, Amarnath Nirman Pvt. Ltd., Kedarnath Enterprises Pvt. Ltd., Jaya Mittal, Pearltree Infrastructure Pvt. Ltd., Sinclair Infrastructure Pvt. Ltd., Md. Sahabuddin Molla, Muslima Khatun, Masud Gazi 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.

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 2027 (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For Neelkanth Nirman Pvt. Ltd.


Director
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 25th day of March 2023.

For Neelkanth Nirman Pvt. Ltd.


Director
Deponent



Identified by me


TINA DAS
Advocate
Regn No. - F-1322/21

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
NOTARY

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

25 MAR 2023