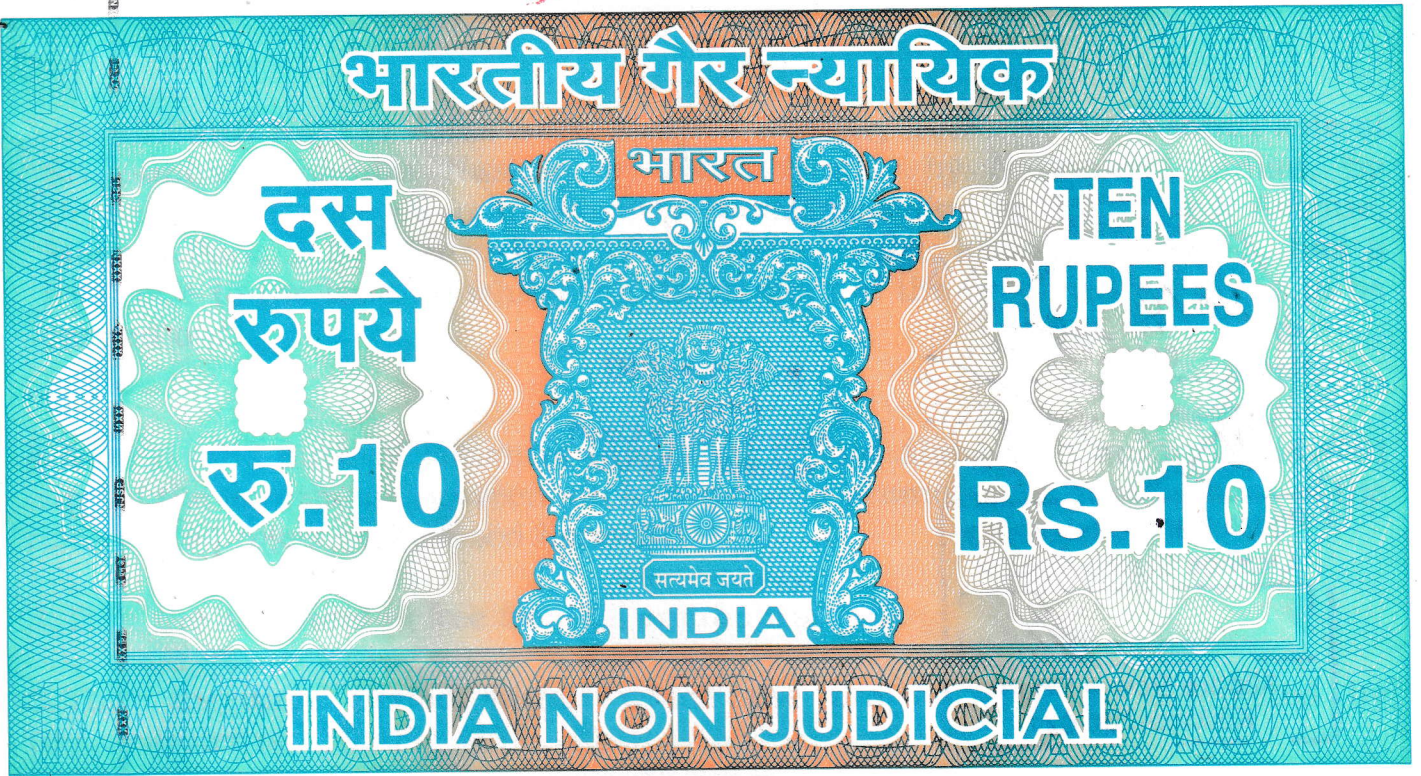


SL. NO. 16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

91AB 153614

FORM 'B'
[See rule 3(2)]



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 Smt. Dipti Das, (PAN: **AJBPD5329H**) wife of Sri Anjan Kanti Das, age about 46 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 10, 2nd Street, Modern Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata - 700075, Proprietor of the promoter (**SWARANIKA**) of the proposed project "**NILLOHIT**" situated at Premises No. 91, Modern Park, Ward No. 103 under KMC, P.O.- Santoshpur, P.S.- Survey Park, Kolkata - 700075 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04/03/2024;

I, Dipti Das, Proprietor of the promoter (**SWARANIKA**) having registered office at 289 Modern Park, Mailing Address- 10, 2nd Street, Modern Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata - 700075, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

SWARANIKA
Dipti Das
Proprietor

04 MAR 2024

Smt. Sanji Naskar Alias Smt. Sanjita Naskar, (PAN- AUHPN8765E) wife of Sri Subhas Chandra Naskar, by Faith Hindu, by Nationality Indian, by Occupation- Housewife-cum-property Holder, residing at 28/3, Park Avenue, Modern Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata – 700075, 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 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 us/promoter is 30/09/2024.

4. That seventy percent of the amounts realised by us/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 schedule 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 / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

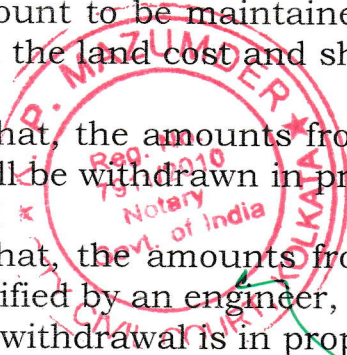
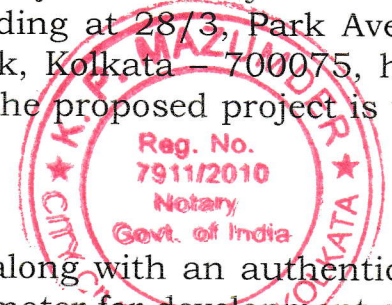
SWARANIKA

Dipti Das

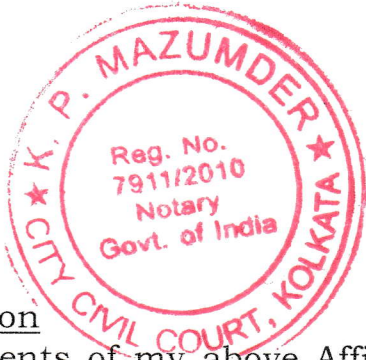
Proprietor

04 MAR 2024

04 MAR 2024



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.



SWARANIKA
Dipti Das
Proprietor

Deponent

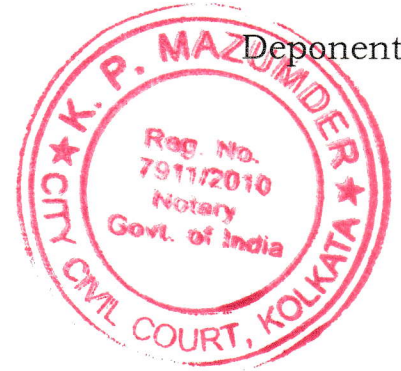
Verification

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 4th day of March, 2024

SWARANIKA
Dipti Das
Proprietor

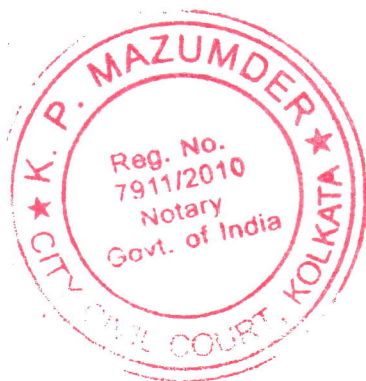
Deponent



Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
D Das
ADVOCATE



04 MAR 2024