

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

31AA 541263

FORM-B
[see rule 3(4)]

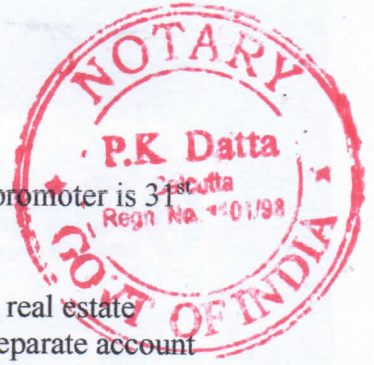
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pankaj C Shah promoter of the proposed project vide its dated 13-06-2023:

I Pankaj C Shah son of Late Chhotalal P. Shah aged 63 R/o 227/2, AJC Bose Road, LR Sarani, Kolkata, West Bengal: 700020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances save and except a Title Suit No.87 of 2014 in the City Civil Court at Kolkata before the Learned XIIIth Bench Order no. : 16 dated 30/11/2015

13 JUN 2023
P. K. Datta
Notary
Regn. No.: 1101/66
C.M.M.'s Court
& 3, Bankshell Street
Calcutta - 700 001



3. That the time period within which the project shall be completed by promoter is 31st December 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



Identified by me

[Signature]

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

For Siddharth Land & Buildings (P) Ltd.

[Signature]

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 13th day of June, 2023

For Siddharth Land & Buildings (P) Ltd.

[Signature]

Director
Deponent

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
1 & 3, Bankshall Street
Calcutta - 700 091

Signature attested by me
Identification of deponent

[Signature]

P. K. DATTA
Notary

13 JUN 2023