

Sl. No. 116 Date



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT ALIPUR JOLAI POLICE COURT



32AA 923202

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. Suprabhat Sen, appointed as an Authorized Representative of M/s. Saanvi Niwas Pvt Ltd, promoter of the proposed project named as "ASHIRWAD", vide its resolution dated 05/09/23.

I, Mr. Suprabhat Sen, appointed as an Authorized Representative of M/s. Saanvi Niwas Pvt Ltd, promoters of the proposed project named as "ASHIRWAD" and duly authorized by the promoter of the proposed project named as "ASHIRWAD" do hereby solemnly declare, undertake and state as under:

1. Mr. Manash Banerjee and Mr. Milan Banerjee, have the legal title of the land on which the development of the proposed project named as "ASHIRWAD" 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.

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

3. That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> March 2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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 SAANVI NIWAS PRIVATE LIMITED

*[Signature]*  
Director/Authorised Signatory  
Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on this 10<sup>th</sup> October 2023.

For SAANVI NIWAS PRIVATE LIMITED

*[Signature]*  
Director/Authorised Signatory  
Deponent

Solemnly Affirmed & Declared  
before me on Identification

*[Signature]*  
BIPLAB SARDAR  
NOTARY  
Regd. No. : 06/2016  
Govt of West Bengal

*[Signature]*  
Notary Public  
Alipore Police Station  
Encl. No. WB/24/11999


Identified by me

*[Signature]*  
Advocate

10 OCT 2023

NO 2022 Date 16 OCT 2023

Name..... Saanvi Niwan Private Limited.  
Address..... 2B, Mahendra Road.  
Rs 20/- ..... Kol-25.

Pijush Kanti Chakraborty  
Licence Stamp Vendor  
  
Alipore Police Coun  
Kolkata-700 027