



পশ্চিমবঙ্গ সরকার WEST BENGAL

90AB 916376



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ruchit Saraf being representative for the promoter of the proposed project vide its authorization dated 19.12.2023.

I, Ruchit Saraf Son of late Gopal Saraf aged 49 R/o Natural Height, Block 7, Flat No. 3C, 137, V.I.P. Road, Kolkata - 700006 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Vedanta Dealing Private Limited has a legal title to the land on which the development of the 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 the development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by the promoter is 31st December 2024.
4. That seventy per cent of the amounts realized 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.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

17 JAN 2024

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15 JAN 2024

Shyama Prasad Dey Palu
Advocate
High Court, Calcutta
Enrollment No. WB/906/88

S.L. No.....Sold To.....

Rs.....Addrs.....

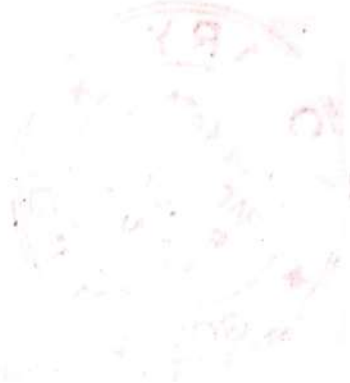
G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Gaiib Street, Kol-87

Issue Date.....Sign.....



15 JAN 2024



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



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 17th day of Jan 2024



Deponent

Identified by me
 Himadri Chakraborty
 Advocate
 Enrolment Number-WB/154-A/1991
 C.M.J. COURT, KOLKATA



PADMA DAS
 NOTARY
 Regn. No.-13771/18
 C.M.J.'s Court
 Kolkata-700 001

ATTESTED SIGNATURE ON
 BEFORE ME ON IDENTIFICATION

[Signature]
 PADMA DAS
 NOTARY

17 JAN 2024