

भारतीय गैर न्यायिक

पचास  
रुपये

50

भारत

FIFTY  
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

AG 574134



FORM-B  
[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr./Ms. Vikash Musaddi promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated : 18/11/2020

I, Vikash Musaddi Son of Late Vijay Kumar Musaddi aged 45 years R/o 10/CHO-

Chi-Minh Sarani, Kolkata – 700071 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I /Manoj Modi & Sanjay Modi promoter have/has a legal title to the land on which the development of the project is proposed

Or

That I Manoj Modi & Sanjay Modi 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.

That the said land is free from all encumbrances.

That details of encumbrances free including details of any rights, title, interest or name of any party in or over such land, along with details.

PADMA DAS  
NOTARY  
Regn. No. 1377/18  
C.M.M's Court  
Kolkata-700 001

05 JAN 2023

058430



Serial No.....  
Name.....  
Address.....  
71, Park Street, (Room No.-14)  
Kolkata-700 016

10C, Ho chi minh Sagarini  
Kolkata - 700071

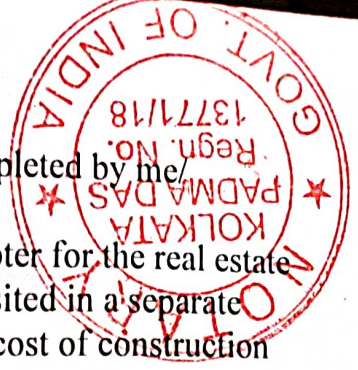
05 DEC 2022

Licensed Stamp Vendor  
Date..... Srijit Sarkar



SHARMA L GOPIRAM PROPERTIES LLP  
KOLKATA

3. That the time period within which the project shall be completed by me/ promoter is 30-06-2025 (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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



*[Signature]*  
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 11:30Hrs on this 5th day of January 2023

*[Signature]*  
Deponent

Identified by me  
*[Signature]*  
SOMA DUTTA  
Advocate



ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
PADMA DAS  
NOTARY

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

05 JAN 2023