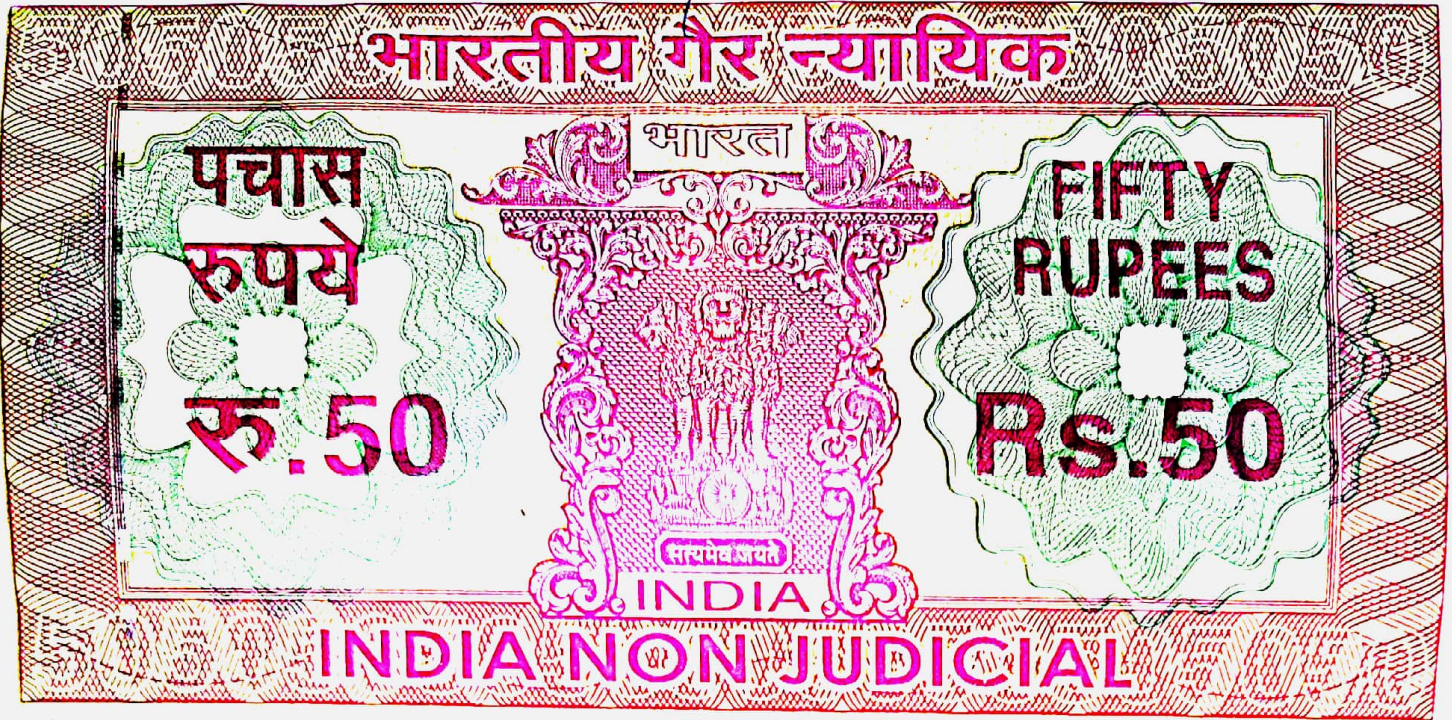


Date

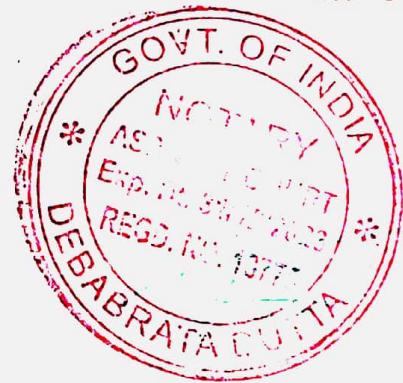
SL. No.

12 DEC 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 887645



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Rahul Agarwal being representative for the promoter of the proposed project vide its authorization dated 26/11/2023.

I, Rahul Agarwal/s/o Sri Gopal Kumar Agarwal aged 36-year R/o Flat no.1B, 8A Ashoka Road, Near Allahabad Bank, Alipore, Kolkata, West Bengal – 700027 duly representative for 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.
3. That the time period within which the project shall be completed by promoter is 30/06/2026.
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

Suvarata Dutta
SUVARATA DUTTA
(ADVOCATE)
35, C.R. ROAD, MANIGANJ-713347

Date
SL. No.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For Marvellous Intra Pvt Ltd
 [Signature]
 Deponent
 Director

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 Amroha on this 12 day of December 2023

For Marvellous Intra Pvt.Ltd
 [Signature]
 Rahul Agarwal
 Director

[Signature]

Deponent

[Signature]
SUVABRATA DUTTA
 (ADVOCATE)
 35, C.R. ROAD, PANIGANJ-713347



Solemnly Affirmed & Declared
 before me on identification
SUVABRATA DUTTA
 35, C.R. ROAD, PANIGANJ-713347
 Govt. of India, Amroha Court.

12 DEC 2023