

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY  
RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 633974



Before the Notary Public  
Govt of India

**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of **MR. MANOHAR LAL RUDANI**, son of Late Premji Bhai Rudani, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at 246/8, R.B.C. Road, P.S.- Dum Dum, P.O.- Dum Dum, Kolkata- 700028, in the District of North 24 Parganas, West Bengal, being one of the owners and promoters of the proposed project.

**Cont...P-2**

11 SEP 2023



I, **MR. MANOHAR LAL RUDANI**, being one of the owners and promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owners and the promoters have a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by the promoters is 31.12.2023.

4. That seventy per cent of the amounts realised by the promoters 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.

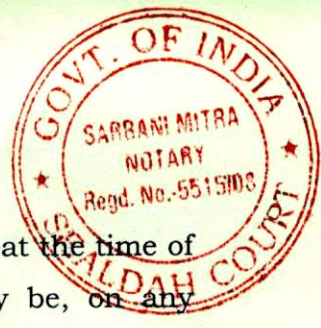
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the promoters 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.

✓ *Manshjudan*

Deponent

The contents of the 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 11<sup>th</sup> day of September, 2023.

✓ *Manshjudan*

Deponent  
Identified by me

*Subh Kanti Roy Chowdhury*

Advocate

**SUBHRO KANTI ROY CHOWDHURY**  
Advocate  
High Court Calcutta

Solemnly Affirmed &  
Declared Before Me  
On Identification By

*[Signature]*  
**SARBANI MITRA**  
NOTARY  
Regd. No. 5515/08

**11 SEP 2023**