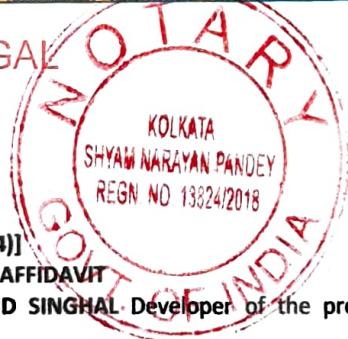
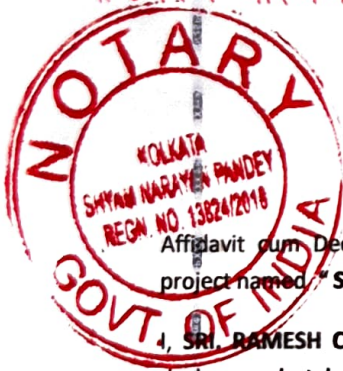




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

98AB 781869



FORM 'B'  
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI. RAMESH CHAND SINGHAL Developer of the proposed project named " SHANTI NEER "

I, SRI. RAMESH CHAND SINGHAL Developer of the proposed project do hereby solemnly declare, undertake and state as under:

- ( 01 ) SRI SUMIT KUMAR ROY ( PAN - ADTPR8 137P ), Aadhar no : 4014 2897 4895 son of Late. Sushanta Kumar Roy, by occupation — Service, residing at Premises No. 6/80/4, Bijoygarh, Police Station — Jadavpur , Kolkata — 700 032 and ( 02 ) SMT. SWAPNA ROY Alias ROY SAHA ( PAN- ADIPR8579E), AADHAR NO. 7559 6882 6116 , wife of Sri Sumit Kumar Roy , by occupation—Service , both by faith — Hindu, residing at Premises No. 6/80/4, Bijoygarh , Police Station : Jadavpur, Kolkata – 700032 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 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.

Cont.....02 Pages

SHANTI COTTAGE & INN PVT. LTD  
R. C. Singhal.  
Director

228805

Shanti College & Inn. Pvt. Ltd.  
122, Havisara Math.  
Kolar

NAME  
Rs. 24 SEP 2024  
S. CHATTERJEE  
Licensed Photo Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

24 SEP 2024

24 SEP 2024



DECLARATION  
of SRI. RAMESH  
SHANTI NERR  
SRI. RAMESH KUMAR  
Late. Sushant Kumar  
1971, Kolar  
Kolar  
Kolar  
between

3. That the time period within which the project shall be completed by me/promoter is 21<sup>st</sup> August, 2027
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
7. That I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

SHANTI COTTAGE & INN PVT. LTD

R. C. Singhal.  
Deponen Director

I, RAMESH CHAND SINGHAL ( PAN no : AKTPS2579R ) son of Late. Bisheswar Lal Singhal , residing at 293, Hari Sava Math, Brahmapur, Post Office : Garia, Police Station : Bansdroni, Kolkata – 700 084, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 27<sup>th</sup> Day of Sep, 2024.

SHANTI COTTAGE & INN PVT. LTD

R. C. Singhal.  
Director  
Advocate

Solemnly Affirm & Declared  
Before Me on Identification  
of Ld. Advocate

SHYAM NARAYAN PANDEY  
NOTARY, GOVT. OF INDIA  
REGN. NO. 13824/2018

27.09.2024

27 SEP 2024

Identified by me

Advocate

