



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 470268

FORM 'B'

[See Rule 3 (4)]

Affidavit-Cum-Declaration

Affidavit-Cum-Declaration of **Mr. Raghav Todi**, son of Manoj Todi, a resident of 6 Burdwan Road, Konarak Gardens, Alipore, Kolkata-700 027, P.O. & P.S. Alipore, West Bengal, duly authorized by Forum Properties Holdings Private Limited ("**PROMOTER**"), of the proposed project, i.e. "**Forum Estates-Aranya, Innovative Township, Phase-II**" ("**Township**"), vide its authorisation dated 17th May 2024.

I, **Mr. Raghav Todi**, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **That** the land owners have legal title to the land measuring about 56.980 acres on which the development of proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of agreement between such owners and promoter for development of the real estate project is enclosed herewith.
2. **That** the Township is being developed in different phases and "**Forum Estates-Aranya, Innovative Township, Phase-II**", the Project herein referred to is one of the phase in the Township developed on **6.195 Acres** (more or less) of land.
3. **That** the Said Land is free from all encumbrances, save and except, the hypothecation created in favour of the Piramal Trusteeship Services Pvt. Ltd, Trustee of Piramal Capital and Housing Finance Limited, Mumbai from which financial assistance has been obtained by the Promoter.
4. **That** the time period within which the phase -II of the project shall be completed by the Promoter is 31st March 2028.

SUJATA GHOSH DAS
Notary Govt. of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

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R. Todi



21 MAY 2024

5. **That** seventy percent of the amounts realised by the Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in a separated account to be maintained in a scheduled bank to cover the cost of construction/development and the land cost and shall be used only for that purpose.
6. **That** the amount from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
7. **That** the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
8. **That** the Promoter shall get the accounts audited within 6 (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.
9. **That** the Promoter shall take all the pending approvals on time, from the competent authorities.
10. **That** the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
11. **That** the Promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.



For **Forum Properties Holdings Private Limited**



[Signature]
Mr. Raghav Todi
 (Director)
 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 the 21st day of May, 2024.



Identified by me.
[Signature]
 Advocate

SRIJATA GHOSH DAS
 Advocate, Govt. of W.B.
 Regd. No. 014/22
 Competent Court, Kolkata

**SOLEMNLY AFFIRMED AND DECLARED
 BEFORE ME ON IDENTIFICATION**

[Signature]
NOTARY

For **Forum Properties Holdings Private Limited**



[Signature]
Mr. Raghav Todi
 (Director)
 Deponent

21 MAY 2024