



INDIA NON JUDICIAL



बंगाल WEST BENGAL

96AB 156386

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sanjay Agarwal being representative for the promoter of the proposed project vide its authorization dated 28.01.23

I, Sanjay Agarwal S/o Late Fate Chand Agarwal aged 55 Years R/o 11 Kishan Lal Burman Road, Bandhaghat, Howrah-711106 representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Swarn Mahal Housing Private Limited have 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.


REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

11 MAR 2024

Sanjay Agarwal



3. That the time period within which the project shall be completed by promoter is 31/03/2029.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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 11th day of mar 2024.

Sanjay Agarnal

Deponent

SOLEMNLY AFFIRMED AND DECLARED BEFORE ME ON IDENTIFICATION

Rekha Tewari
REKHA TEWARI
NOTARY

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M' s. Court
Kolkata - 700 001

11 MAR 2024



Identified by me
Tina Das
TINA DAS
Advocate
Regn No. - F-1322/21