

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 96AB 588382

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of PRIYANKA AGARWAL, D/O RAJ KUMAR GANDHI, RESIDING AT 11, K.L. SAIGAL SARANI, PO & PS- NEW ALIPORE, KOLKATA-700053, DESIGNATION - PARTNER, SIMAAYA PROPERTY LLP, promoter of the proposed project;

I, PRIYANKA AGARWAL, D/O RAJ KUMAR GANDHI, RESIDING AT 11, K.L. SAIGAL SARANI, PO & PS- NEW ALIPORE, KOLKATA-700053, DESIGNATION - PARTNER, SIMAAYA PROPERTY LLP, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, ACCUTECH DEVELOPERS LLP, ACCUTECH INFRASTRUCTURE LLP, ACCUTECH REALTORS LLP, RACHIT AGARWAL, MAYANK AGARWAL & KUSUM DEVI AGARWAL have 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 of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

PAOMA DAS
NOTARY
Regn. No. 13771/18
C.M.H's Court
Kolkata-700 001

20 MAY 2024

46489

14 MAY 2024

UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrates Court
Kolkata

S.L. No. Sold To.

Rs. Address.

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date. Sign.

14 MAY 2024



Handwritten text and a red circular stamp at the bottom of the page.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 04/11/2027.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ Day of _____, 2024.

Deponent

Priyanka Agarwal

Identified by me
Amadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
M M Court Kolkata

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

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

PADMA DAS
NOTARY

20 MAY 2024