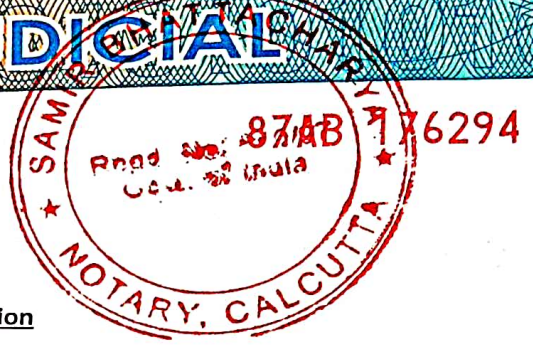
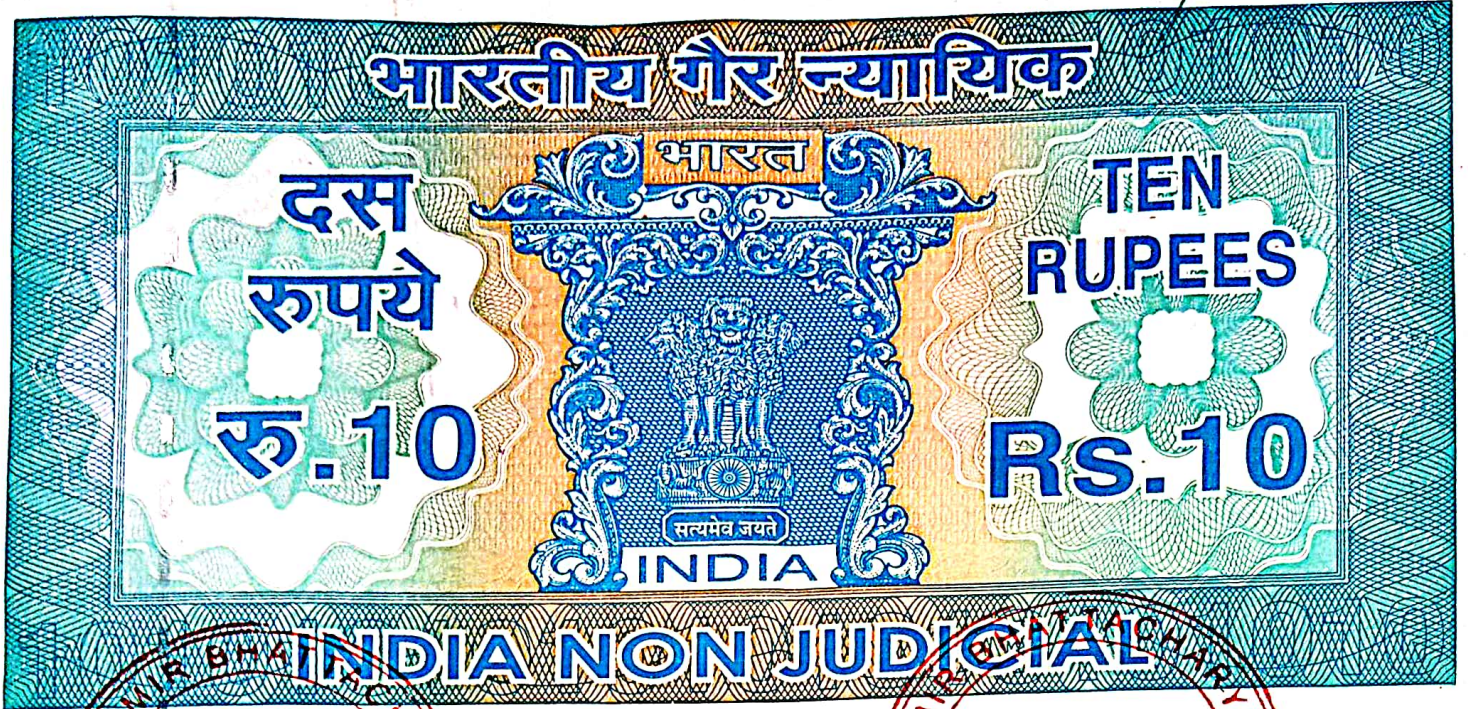


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**FORM 'B'**  
**Affidavit cum Declaration**

Affidavit cum Declaration of Mrs Sneha Mittal, Wife of Rakesh Kumar Mittal aged about 38 Years, working for gain at 21<sup>st</sup> Century, 32/6/H/12, B. T. Road, Kolkata - 700002 duly authorized by the MANI ASHA CONSTRUCTION (herein after referred to as a promoter) promoter of the proposed project, vide an authorized dated 26<sup>th</sup> August 2023;

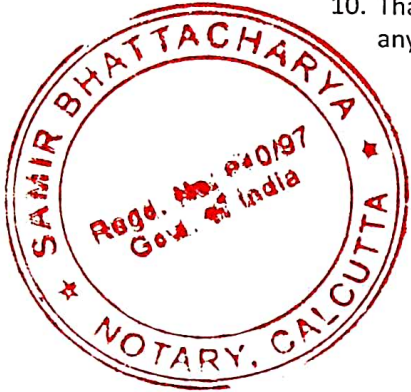
I, Sneha Mittal, duly authorized by the promoter of the proposed project to hereby solemnly declare, undertake and state as under:

1. That owners as mentioned in the Sale Deed have a legal title to the land on which the development of the proposed project namely "ASHA RESIDENCY" 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.
2. That the said land is free from all encumbrances save and except there is a no loan.
3. That the period within which the project shall be completed by the Promoter is December, 2025.
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 schedule bank to cover the cost of construction and the land cost and shall be used only for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in the practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get accounts audited within six month after the end of every financial year by a Chartered Accountant in practice, and shall produce 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 prescribed 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.



Sneha Mittal  
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 15<sup>th</sup> day  
of September 2023.

Identified by 120  
A. Dey Adv.  
Astro

Sneha Mittal  
Deponent

Solemnly Affirmed and  
Declared before me U/S 139  
CPC / U/S 297 (C) CrPc

15 9 23  
Notary

Samir Bhattacharya  
Notary, Govt. of India  
Regd. No. 940/97  
Cite Civil Court, Calcutta

15 SEP 2023