



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Sajal Das being representative for the promoter of the proposed project vide its authorization dated 19.04.2024.

I, Sajal Das S/o Ajit Kumar Das aged 58 R/o CB-10/14 Deshbandhu Nagar Baguihati Kolkata-700059 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SWASTI REAL INFRA PRIVATE LIMITED has a legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the 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.


ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

29 MAY 2024

02 MAY 2024

2726

No.Rs. /- Date.....

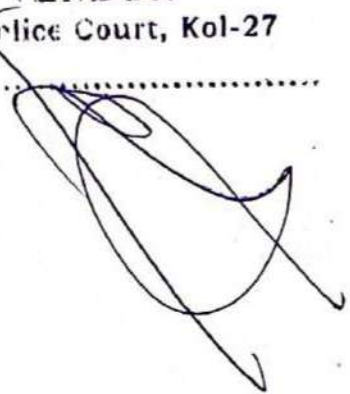
Name:- B. C. LAHIRI
Advocate

Address:- Allpore Judge's Court, Kol-27
Allpore Collectorate, 24 Pgs. (S)

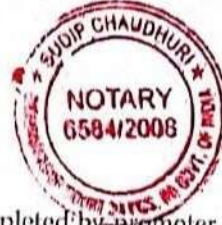
SUBHANKAR DAS
STAMP VENDOR

Allpore Police Court, Kol-27

.....



Faint text at the bottom right corner, possibly a date or official seal.



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 1st June, 2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

S. CHAUDHURI
* NOTARY *

GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

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

SHREERUDRAM INFRA & ALLIED SERVICES PVT. LTD.

Director

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 29th day of May, 2024

SHREERUDRAM INFRA & ALLIED SERVICES PVT. LTD.

Director

IDENTIFIED BY ME

MANOJ BASU
Advocate

Enrolment No -F-247/2006
Bidhan Nagar Court
Kolkata-700011

Advocate

DEPONENT

29 MAY 2024