



प्रतिबन्धन पश्चिम बंगाल WEST BENGAL



FORM-B
[see rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mukesh Kumar Sharma duly authorized by the promoter of the proposed project vide his authorization dated 15.02.2023

- I, Mukesh Kumar Sharma Son of Mahesh Kumar Sharma aged 39 years R/o 5B, Judges Court Road, Kolkata - 700027 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
1. That Rototoran Container Pvt. Ltd. has 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 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.
 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 15th day of September, 2026.
 4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

21 FEB 2023

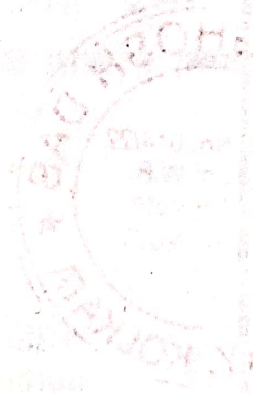
SUJATA GHOSH DAS
Notary Govt. of W.B.
Regn. No- 014/22
City Judges Court, Kolkata

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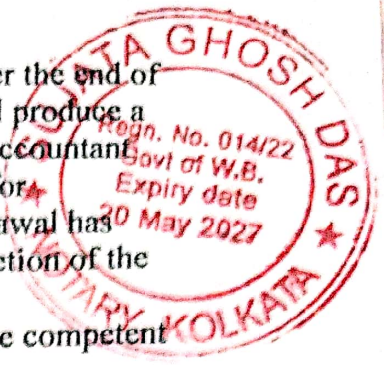
AWANI KUMAR ROY
Advocate
10, Kiron Shankar Roy Road,
1st Floor, Kolkata-700 001

NAME _____
ADD. _____
Rd. _____
18 OCT 2022
SURANJAN MUKHERJEE
Licensed Signer
C. C. Court
2 & 3, K. S. Roy Road, Kurla

18 OCT 2022
18 OCT 2022



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.



[Handwritten Signature]

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 21ST day of February, 2023

[Handwritten Signature]

Deponent

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

ATTESTED
[Handwritten Signature]
SUJATA GHOSH DAS
NOTARY
 Regn. No. 014/2022
 City Sessions Court
 Kolkata-700001

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