

पश्चिम बंगाल WEST BENGAL



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

**Affidavits cum Declaration of Mr. Brijesh Kumar Agarwal**

**being representative for the promoter of the proposed project vide its authorization dated 31<sup>st</sup> January 2023.**

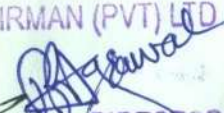
I, Brijesh Kumar Agrawal, S/o Late Baijnath Agrawal aged about 59 years, residing at Alcove Gloria, Tower 2, Flat No-10th, 10th Floor, 403/1, Dakshindari Road, Kol-700048 representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sahadev Roy & Others 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.
2. That the said land is free from all encumbrances.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No.-2700/04  
C.M.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700001

06 SEP 2023

3. That the time period within which the project shall be completed by promoter is 31.12.2024
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

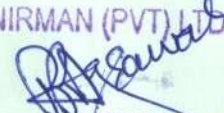
NEELKANTH NIRMAN (PVT) LTD  
  
 DIRECTOR

✓  
 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 6<sup>th</sup> day of September 2023.

NEELKANTH NIRMAN (PVT) LTD  
  
 DIRECTOR

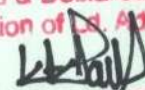
✓  
 Deponent



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

✓  
 KAMAL KUMAR PAUL  
 NOTARY GOVT. OF INDIA  
 Regd. No.-2700/04  
 C.M.M.'s Court  
 2 & 3 Bankshall Street  
 Kolkata-700001

Solemnly Affirmed & Declared Before me on Identification of D. Advocate

  
 KAMAL KUMAR PAUL  
 Govt of India, Regn No. 2700/04

06 SEP 2023