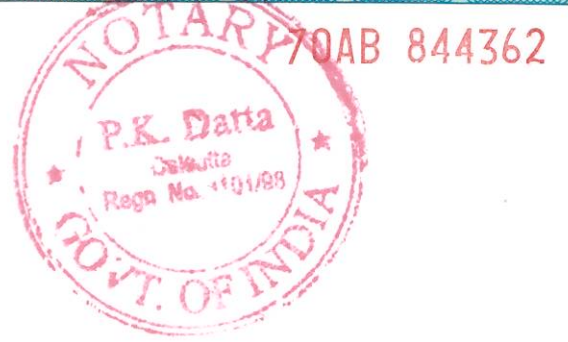




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

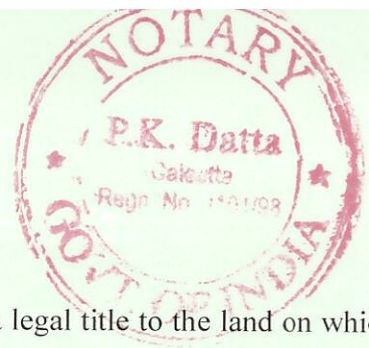
Affidavit cum Declaration of Mr. Narendra Nagpal, Authorised Signatory of the Promoter, Elita Garden Vista Project Private Limited, having its registered office at 3/1 Dr. U. N. Brahmachari Street, Kolkata 700017, duly authorised by the Promoter, Elita Garden Vista Project Private Limited vide Board Resolution dated 9<sup>th</sup> March 2023.

I, Narendra Nagpal, being the Authorised Signatory of the Promoter, Elita Garden Vista Project Private Limited of the project Elita Chambers do hereby solemnly declare, undertake and state as under:

P. K. Datta  
Notary  
Regn. No. 1101/88  
C.M.M.'s Court  
3, Bankshall Street  
Kolkata 700 001

Elita Garden Vista Project Private Limited  
narendran nagpal  
Authorised Signatory

28 APR 2023



1. That Promoter, Elita Garden Vista Project Private Limited has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances except as detailed in the 4<sup>th</sup> row attachment.
3. That the time period within which the project shall be completed by the Promoter is 30<sup>th</sup> September 2026
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

Elita Garden Vista Project Private Limited  
*Narendran Nigam*  
Deponent  
Authorised Signatory

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 ... 28<sup>th</sup> April 2023 .....

Elita Garden Vista Project Private Limited  
*Narendran Nigam*  
Authorised Signatory  
Deponent



Identified by me

*Tina Das*  
TINA DAS  
Advocate  
Regn No. - F-1322/21

*P.K. Datta*  
2  
Notary  
Regn. No. 1101/23  
C.M.M.'s Court  
3 & 3, Bankshall Street

Solemnly affirmed &  
Declared before me on  
Identification of advocate  
28 APR 2023 P.K. DATTA