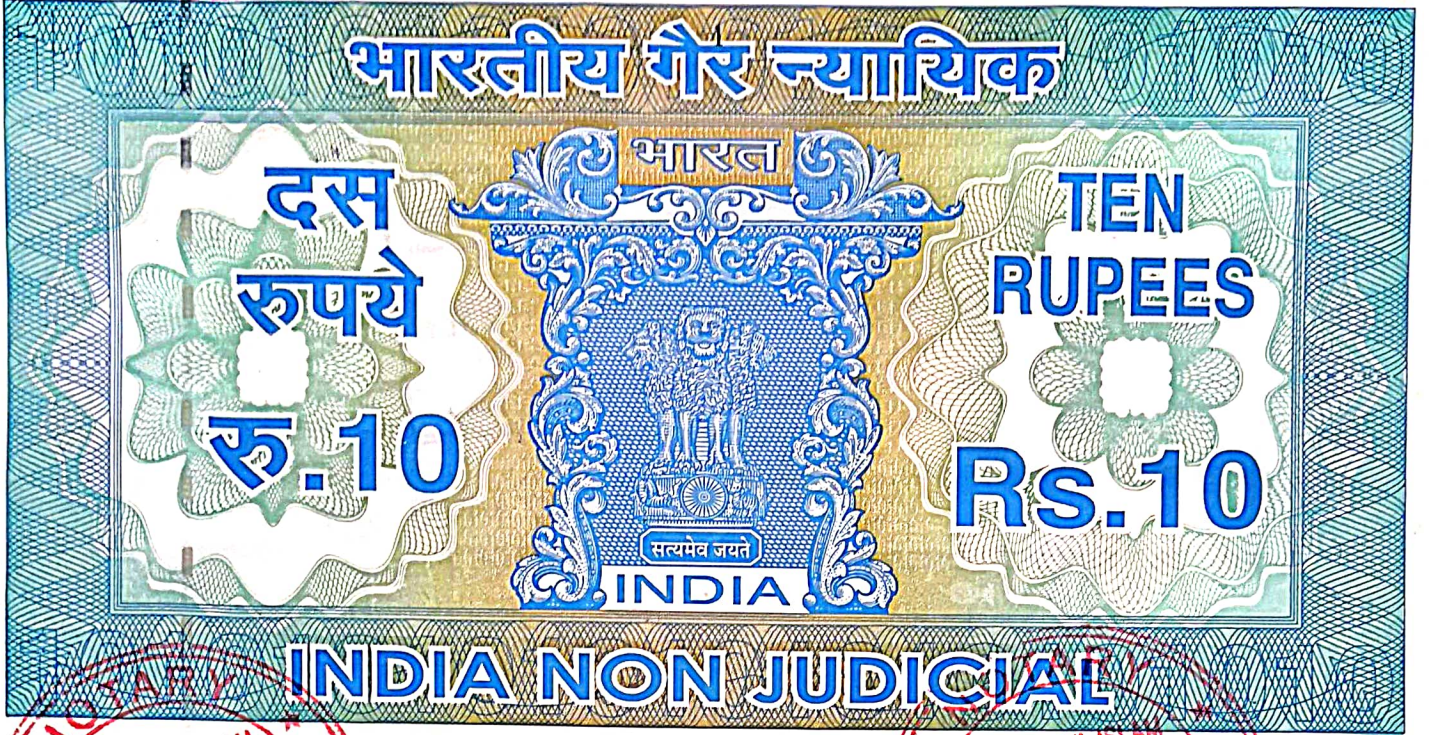


SL.No. 26



INDIA NON JUDICIAL

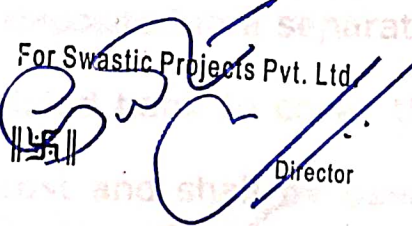
बंगाल WEST BENGAL



FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri Vivek Ruia, aged about 24 years, and working for gain at 21/2, Ballygunge Place, director of Swastic Projects Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project duly authorised vide its resolution dated 02/02/2023.

For Swastic Projects Pvt. Ltd.

Director

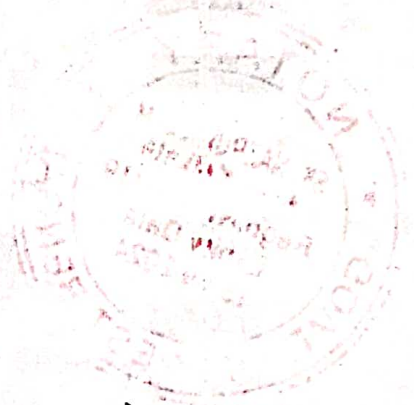
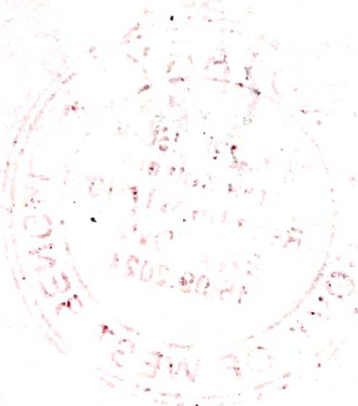
10 APR 2023

20007

Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME.....
ADD.....
Re.....
27 FEB 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, H. S. Roy Road, HCF-1

27 FEB 2023
27 FEB 2023



...Declaration of ...
...about ... years, and working for ...
... of Swastik ...
... related to ...
... project ...

For Swastik ...

...

I, Satwic Vivek Ruia, the director of Swastic Projects Pvt. Ltd. being the Promoter of the proposed project do hereby solemnly declare, undertake state as under :

1. That the Owners have a legal title to the land on which the development of the proposed project at 2B, Panditiya Road, Kolkata 700 029, PS Gariahat has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 31st January 2025.
4. That seventy per cent of the amount realised by 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.



For Swastic Projects Pvt. Ltd.


Director

5. That the amount 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 amount 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.
7. That the Promoter shall get the accounts audited within six month 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 approval on time, from the competent authorities.

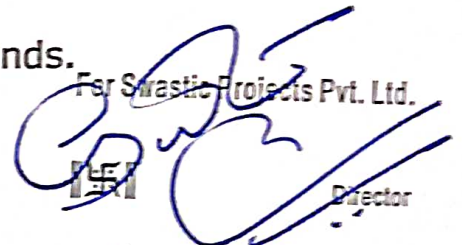


For Swastic Projects Pvt. Ltd.
Director

A handwritten signature in blue ink, written over the text "For Swastic Projects Pvt. Ltd." and "Director".

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.

For Swastic Projects 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 April 2023

For Swastic Projects Pvt. Ltd.

Director
Deponent

Solemnly Affirmed and Declared before me U/S 139 CPC, U/S 297 (3) Cr.P.C


Notary
SK, Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

IDENTIFIED BY ME

ADVOCATE

10 APR 2023