

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

87AB 100996

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

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Ashwin Tekriwal being representative for the promoter of the proposed project vide its authorization dated 11th October 2023.

I, Ashwin Tekriwal S/o Dwarika Prasad Tekriwal aged 43 years R/o 227, Lake Town, Kolkata – 700089 being representatives for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Shyam Sundar Saraogi (HUF), Sridhar Pathak & Ram Chandra Pathak has a legal title to the land on which the development of the project is proposed 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 30 July 2025.

16 OCT 2023

ASHWIN TEKRIWAL PRIVATE LIMITED
Ashwin Tekriwal

Director

020647

Sl. No.....Date.....

Name.....


Add.....

AMT.....10.....

25 SEP 2023

25 SEP 2023

KESHAV KUMAR DARUKA
Advocate
High Court, Calcutt


Licensed Stamp Vendor
6/2, K. S. Roy Road, Kol-1



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

RAMSIBARIA REALTORS PRIVATE LIMITED
Ashwin Tewari

Director
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from


Verified by me at 11th on this October day of 2023.

RAMSIBARIA REALTORS PRIVATE LIMITED
Ashwin Tewari

Director
Deponent

Identified by me

Advocate


K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No.-13502/2018
Bidhannagar Court
Dist.-North 24 Parganas
West Bengal

16 OCT 2023