



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

77AB 537522

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

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ashwin Tekriwal being representative for the promoter of the proposed project vide its authorization dated 29th August 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 M/s Shri Shyam Infra Realtors 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 31 March 2025.

30 AUG 2023

ASHWIN TEKRIWAL DEVELOPERS

Ashwin Tekriwal

Partner

049485

Sl. No.....Date.....
Name.....
Add.....
AMT.....10.....

16 FEB 2023

16 FEB 2023

HIMADRI CHAKRABORTY
Advocate, Calcutta High Court
Chamber Address
4, Govt Place North, Delta House
Kolkata- 700 001


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

AARTI INFRA DEVELOPERS
 Ashwin Tekrwal
 Partner

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 _____ on this _____ day of _____.

AARTI INFRA DEVELOPERS
 Ashwin Tekrwal
 Partner

Deponent

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

30 AUG 2023