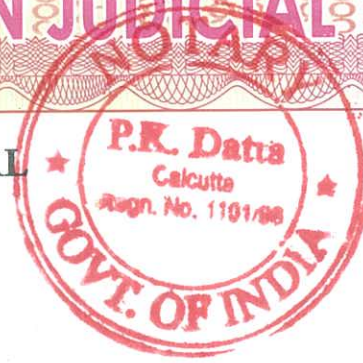


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AP 201252

**FORM-B**  
[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of RAM NARESH AGARWAL duly authorized by the promoter of the proposed project vide authorization dated 01/02/2023:**

I, **RAM NARESH AGARWAL** Son of **Late Nand Kishore Agarwal** aged **55 Years** R/o Flat No. 5A, 5<sup>th</sup> Floor, South City Galaxy, 2, Justice Chandra Madhab Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Bhawanipore, Kolkata - 700020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Srijan Complex Private Limited & Others have a legal title to the land on which the development of the proposed 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.

**P. K. Datta**  
Notary  
Asgn. No. 1101/88  
C.M.J.'s Court  
7 & 3, Bankshall Street  
Calcutta - 700  
1 MAR 2023

নং 1637

16 MAR 2023

তার

মোকাম- জয়নগর এ. ডি. এস. অফিস

জেলা- দঃ ২৪ পুরগণা

ক্রেতার নাম

Srijan complex Pvt. Ltd & other

সাকিম

38/1A Elgin Road

মূল্য

100/-

৳ ১০০/-

ভেণ্ডার- মুনাল মিত্র

স্বাক্ষর

Munul Mitra



NIBU M-54

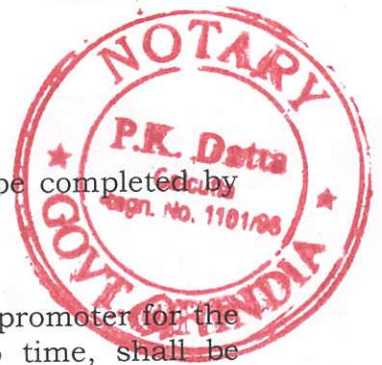
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১১/১০/২৩

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 **30.04.2028** (Project Completion Date).
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



*R.N. Agarwal*  
**R.N. AGARWAL**  
 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 31<sup>st</sup> day of March 2023.

*R.N. Agarwal*  
**R.N. AGARWAL**  
 Deponent



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

**Solemnly Affirmed & declared before me on notification of Advocate**  
*[Signature]*

**P.K. DATTA**  
 Notary

**P. K. Datta**  
 Notary  
 Regn. No.: 1101/98  
 C.M.M.'s Court  
 2 & 3, Bankahal  
**31 MAR 2023**