

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



82AB 852662

FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Uma Shankar Naik, duly authorized by the promoter of the proposed project "Vastu Hertz", vide its/his/their authorization dated 27.11.2023.

I, **Uma Shankar Naik**, duly authorized by the promoter of the proposed project "Vastu Hertz", do hereby solemnly declare, undertake and state as under:

1. **Mr. Swapan Bose** 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 title of such land along with an authenticated copy of 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.

VASTU REALTORS

Uma Shankar Naik

Partner

RK
REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 001

04 DEC 2023

21 NOV 2023

4812 _____

শ্রী / শ্রীমতী _____

ঠিকানা _____

মূল্য 10/- _____ টাকা _____

ওয়াল ডেওয়ারের নাম _____



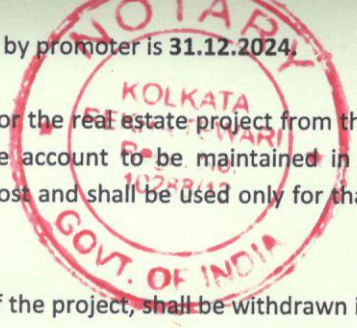
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অরুণ সরকার
 হাওড়া কালেক্টেট
 হাওড়া কোর্ট কমপাউন্ড



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3. That the time period within which the project shall be completed by promoter is 31.12.2024.
4. That seventy percent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



VASTU REALTORS

Uma Shankar Nanda
Partner

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 4th Day of December, 2023

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.N's. Court
Kolkata - 700 001

ATTESTED BY ME
Uma Shankar Nanda
REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.N's. Court
Kolkata - 700 001

VASTU REALTORS

Uma Shankar Nanda
Partner

Deponent

04 DEC 2023