

SL.No. A/ 832 Date- 13 FEB 2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Before Notary Public
Arambagh, Hooghly

AM 536091



FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of SRI SHIV SANDAN GUPTA Developer of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their authorization date 24/02/2023;

I SRI SHIV SANDAN GUPTA son of Sri Krishnadeo Prasad Gupata at Paschim Krishnapur, Arambagh
Court Road, Ward No-05, PO & PS-Arambagh Dist-Hooghly, Pin-712601 Duly authorized by the promoter
of the proposed project do hereby solemnly declare, undertake and state as under.

1. That SREE HARI NIRMAN has a legal title to the land on which the development of the project is
proposed AND a legally valid authentication of 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.


15.02.24
S. K. GHOSH (Notary
Arambagh Sub-Divn.
Govt. of W.B. Regd. No. 1719

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ক্রমিক নং..... তারিখ.....

নাম.....

স্বাক্ষর.....

থানা..... জেলা.....

স্বাক্ষর.....

১৫০,

শ্রী প্রশান্ত বরুণ স্ট্যান্ড ডেভেলপার
আবাহারাপ, হুগলী

Notary Public
Kolkata, Hooghly



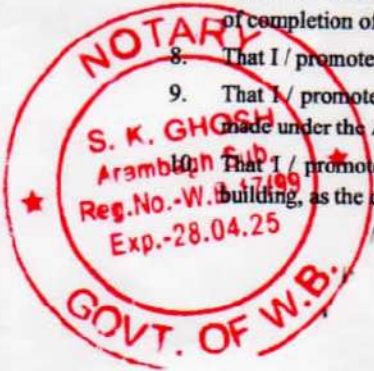
FORM 11
(see rule 3(a))

DECLARATION, REFERRED TO BY AN APPRAISAL WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

1. I, the undersigned, being a duly qualified and licensed Valuer, have been appointed by the Government of West Bengal to value the property described in the Schedule to this Declaration and to report thereon to the Government of West Bengal. I have accordingly valued the property and report that the value thereof is Rs. 150,000/- (Rupees One Lakh Fifty Thousand only).

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3. That the time period within which the project shall be completed by me/promoter is 30/04/2026
4. That seventy per cent of the amounts realized 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.



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 _____ on this _____ day of _____.

Deponent

Attended before me
on 13/02/24 duly identified
by Sanjay Sarkar
Advocate

Shree Hari Nirman

Authorised Signatory

13.02.24
S. K. GHOSH (Notary)
Arambagh Sub-Div.
Govt. of W.B. Regd. No.-17199

13/02/24
Satisfied by me
[Signature]
Adv.