

SL. No.....03/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 7AB 949386



BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL

FROM - B

[See Rule 3 (4)]

Affidavit cum Declaration



MESSRS TIRATH PROJECTS PVT. LTD" (PAN : AAECT8636L), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Lake Town, Kolkata - 700 055, The company is represented by its directors, (1) **SRI YOGESH KUMAR ROHRA** (PAN : ADKPR3778D), son of late Tirath Das Rohra, (2) **SRI SONU ROHRA** (PAN : AIRPR2484C), son Sri Harish Kumar Rohra and (3) **SRI NILESH KUMAR ROHRA** (PAN : ARUPR3837P), son Sri Ashok Kumar Rohra, all by faith - Hindu, all having residence at 73, Bangur Avenue, Block 'C', Post Office -Bangur, Police Station - Lake Town, Kolkata - 700 055, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

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1. That I promoter have / 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.

3. That the time period within which the project shall be completed by me/promoter is

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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That I/promoter shall take all the pending approvals on time, from the competent authorities.

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8. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

DEPONENTS

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 Kolkata on this 1st day of August, 2023

Som Kumar
SOM KUMAR
DEPONENTS

Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W Bengal

Identified by me

[Signature]
Advocate

02 AUG 2023