

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

BEFORE THE NOTARY PUBLIC AT ALIPUR JAIL POLICE COURT

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. RAMESH CHAND SINGHAL** Represented by one of its Director (**Authorised Signatory**) of **M/s. SHANTI AWASH PVT. LTD (Developer)** of the proposed project named "**SHANTI KUTIR**"

I, **SRI. RAMESH CHAND SINGHAL** Authorised Signatory of **M/s. SHANTI AWASH PVT. LTD (Developer)** of the proposed project do hereby solemnly declare, undertake and state as under:

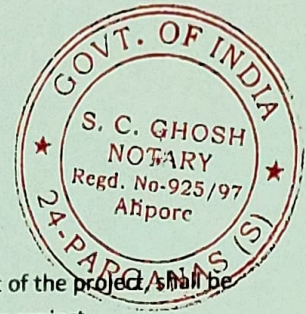
1. **M/s. SHANTI AWASH PVT. LTD (Pan no: AAKCS0451Q)** has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development 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 20nd March, 2026
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, 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.

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FOR SHANTI AWASH PVT. LTD
R. C. Singhal
Director

10 MAY 2024



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

FOR SHANTI AWASH PVT. LTD

R. C. Singhal.

Director

Deponent

I, **RAMESH CHAND SINGHAL** (PAN no : AKTPS2579R) son of Late. Bisheswar Lal Singhal , residing at 293, Hari Sava Math, Brahmapur, Post Office : Garia, Police Station : Bansdroni, Kolkata – 700 084, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

FOR SHANTI AWASH PVT. LTD

R. C. Singhal.

Director

certified by me

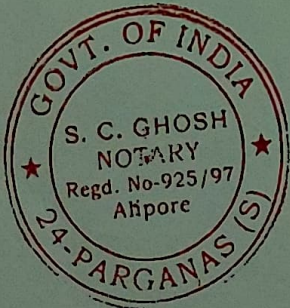
Verified by me at 10th Day of, 2024. May

[Signature]
Advocate

Solemnly Affirmed & Declared
before me on Identification

Nabakumar Muihnpasari
Advocate
Alipore Police Court
Emt. No. W/166/11999

[Signature]
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India



10 MAY 2024