

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL

82AB 196469

FORM "B"

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri Vivek Ruia, aged about 28 years, and working for gain at 21/2, Ballygunge Place, director of Swastic Projects Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project duly authorised vide its resolution dated 10/06/2023.

I, Satwic Vivek Ruia, the director of Swastic Projects Pvt. Ltd. being the Promoter of the proposed project do hereby solemnly declare, undertake state as under :

For Swastic Projects Pvt. Ltd.

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Director

10 JUL 2023

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Subhasis Dasgupta
Advocate
Alipore Judge Court

NAME
ADD
Re
14 JUN 2023
SURANJAN MUKHERJEE Licensed Stamp Vendor
C. Court 2 & 3, K. S. Roy Road, Knt-1

14 JUN 2023
14 JUN 2023

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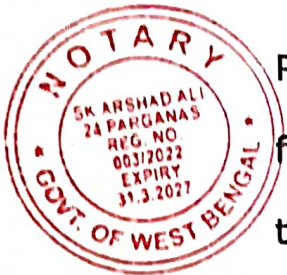
1. That the Owners have a legal title to the land on which the development of the proposed project at 3, South End Park, Kolkata 700 029, PS Rabindra Sarobar has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 Promoter is 31st March 2028.

4. That seventy per cent of the amount realised by 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



For Swastic Projects Pvt. Ltd.

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Director

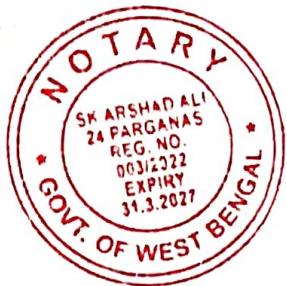
10 JUL 2023

6. That the amount 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 the Promoter shall get the accounts audited within six month 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 approval on time, from the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For Swastic Projects Pvt. Ltd.

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Director

10 JUL 2023

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.

For Swastic Projects Pvt. Ltd.



Director

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 06th July, 2023



For Swastic Projects Pvt. Ltd.



Director

Deponent

Solemnly affirm and declare before me on identification



SK ARSHAD ALI
NOTARY 24-PGS SOUTH
GOVT. OF WEST BENGAL, REG. No. 003/2022
ALIPORE JUDGES COURT, KOL-27

IDENTIFIED BY ME



Advocate

10 JUL 2023