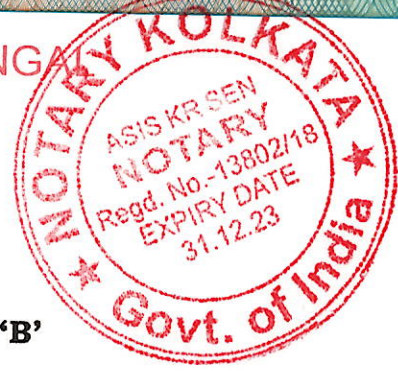
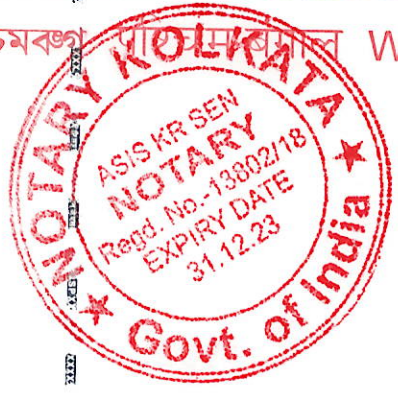


S.L. NO. 13



পশ্চিমবঙ্গ WEST BENGAL



31AA 931033

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. Kiran Chand Lunawat duly authorised by the promoter of the proposed project, vide its authorisation dated 30th March 2023;

I, Kiran Chand Lunawat duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

31 MAR 2023

095902

Serial No.....
Name..... **Swastik Projects Pvt, Ltd,**
12, Shakti Saree Sarani,
Kolkata - 700 071

Address.....
71, Park Street, (Room No.-14)
Kolkata-700 016

29 MAR 2023

Date..... Licensed Stamp Vendor
Smit Sarkar



3. That the time period within which the project shall be completed by the promoter is 31st March 2028.
4. That seventy percent of the amounts realised by the promoter for 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
7. That the 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 of the percentage of completion of the project.
8. That the promoter shall take all pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



K.C. Samant
Deponent

31 MAR 2023

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 ^{31st} ~~30th~~ day of March, 2023.

K.C. Ghumanat

Deponent

**Solemnly affirmed and declared
before me on identification**

Asis Kr. Sen

**ASIS KUMAR SEN
City Civil Court, Kolkata
Notary
Reg. No.-13802/18**

IDENTIFIED BY ME

Anil Sen

ADVOCATE

31 MAR 2023

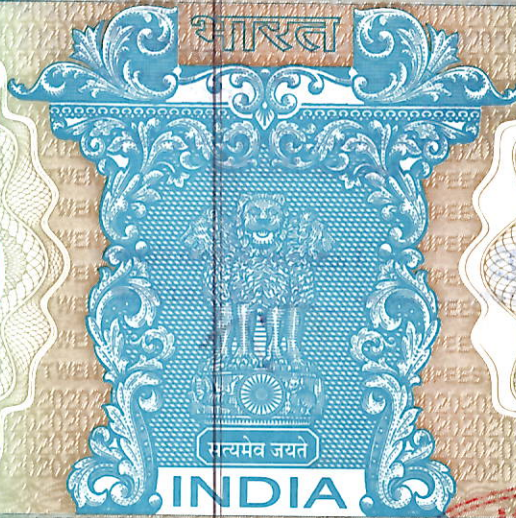


S.L. NO 12

भारतीय गैर न्यायिक

बीस रुपये

रु.20



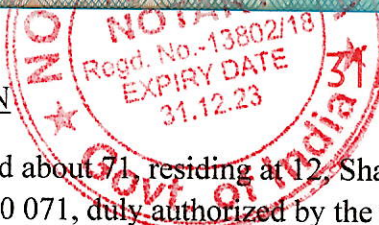
Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL



WEST BENGAL DECLARATION



31 AA 931032

I, Kiran Chand Lunawat, son of late P.C. Lunawat aged about 71, residing at 12, Shakespeare Sarani, 5th floor, P.S. Shakespeare Sarani, Kolkata – 700 071, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Agreement for sale/builder buyer agreement of our project "La Mirada" is in accordance to Annexure – A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

Solemnly affirmed and declared before me on Identification

Asis Kumar Sen

ASIS KUMAR SEN
City Civil Court, Kolkata
Notary

Reg. No.-13802/18

Deponent
FOR (KIRAN CHAND LUNAWAT)

K.C. Lunawat

31 MAR 2023

IDENTIFIED BY ME

Anit Talera

ADVOCATE

095903

Serial No.....
Name..... **Gwasik Projects Pvt. Ltd.**
..... **12, Shakespeare Sarani,**
Address..... **Kolkata-700 071**
71, Park Street, (Room No.-14)
Kolkata-700 016

29 MAR 2023

Licensed Stamp Vendor
Date..... **Srijit Sarkar**



Solely affirmed and declared
before me on Identification

ABIS KUMAR SEN
City Civil Court, Kolkata
Notary
Reg. No.-1380218

IDENTIFIED BY ME

ASSOCIATE

31 MAR 2023