



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 322623



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Gaggan Lohia being representative for the promoter of the proposed project vide its authorization dated 21-03-2024.

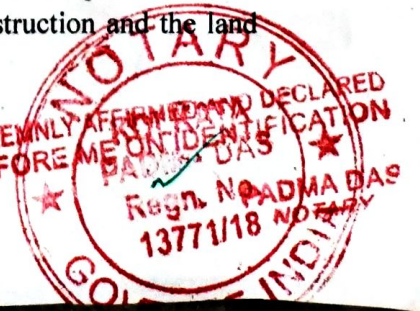
I, Gaggan Lohia S/o Shri Gopal Prasad Lohia aged 47 years Residing at Singhi Park Appt, 4<sup>th</sup> Floor, FL No – S/4B, South Block, 48/3 Gariahat Road, Gariahat, Kolkata - 700019 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That PACE DEALCOM PRIVATE LIMITED, ROMEX AGENCIES PRIVATE LIMITED, NILANCHAL ESTATES PRIVATE LIMITED, SMARTLAND ESTATES PRIVATE LIMITED, ARVIND KUMAR MEHARIA have a legal title to the land on which the development of the project is to be carried out and a legally valid authentication of the 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 promoter is 31-03-2028.
4. That seventy per cent of the amounts realized by the 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.

REALMARK EVANA LLP  
Gaggan

Designated Partner/ Authorised Signatory

PADMA DAS  
NOTARY SOLEMNLY AFFIRMED AND DECLARED  
Regn. No.-13771/18 BEFORE ME  
C.M.M's Court  
Kolkata- 700 001



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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
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.

REALMARK EVANA LLP

*Gaggen*

Designated Partner/ Authorised Signatory 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 23<sup>rd</sup> day of March 2024

REALMARK EVANA LLP

*Gaggen*

Designated Partner/ Authorised Signatory Deponent



PADMA DAS  
NOTARY  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata- 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*

PADMA DAS  
NOTARY

23 MAR 2024