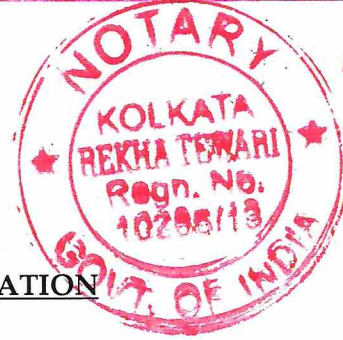


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 061534



FORM-B  
[See rule 3(4)]



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Ravi Khaitan being representative of the promoter of the proposed project vide its authorization dated 31<sup>st</sup> January 2024.

I, Ravi Khaitan Son of Late Nirmal Kumar Khaitan, aged about 46 years, R/o 152/2, Block-B, Bangur Avenue, Kolkata – 700 055, being representative for the promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That Avocado Constructions Pvt. Ltd. & Others (Annexure-1) has a legal title to the land on which the development of the project is proposed

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.

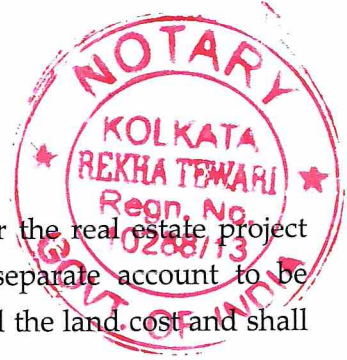
That the time period within which the project shall be completed by the promoter is 30<sup>th</sup> December 2029.

*RK*  
REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M' s. Court  
Kolkata - 700 001

05 FEB 2024

*Ravi Khaitan*





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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.

That promoter shall take all the pending approvals on time, from the competent authorities. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.

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.

*Rai Khaitan*  
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 FEB on this 5 day of 2024.

*Rai Khaitan*  
Deponent

SOLELY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*Rakha*  
REKHA TEWARI  
NOTARY

05 FEB 2024

REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M's Court  
Kolkata - 700 001

