



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION



AP 214123

Affidavit cum Declaration of Mr. Raghav Gupta promoter of the proposed project / duly authorized by the promoter of the proposed project vide his authorization dated 23.03.2023:

I, Raghav Gupta Son of Late Rajendra Kumar Gupta aged 34 years R/o 22/1 Ballygunge Circular Road, Kolkata-700019 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. Raghav Gupta Have /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 **31st October 2027** (Project Completion Date).


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

1-2 APR 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



PURSLANE TOWERS PVT. LTD.

Deponent

Ragha Kant

Director / Authorised Signatory

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 11.30 AM on this 12TH day of April 2023.

Deponent

PURSLANE TOWERS PVT. LTD.

Ragha Kant

Director / Authorised Signatory

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Rekha Tewari

REKHA TEWARI
NOTARY

12 APR 2023