

पश्चिम बंगाल WEST BENGAL
FORM 'B'

75AB 140920

DECLARATION, SUPPORTED BY AN AFFIDAVIT,
WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit Declaration

Affidavit cum declaration of Mr.Nimit Mundhra, Director of promoter company-Sens Hospitality Enterprises Private Limited, of the project 360 EAST, vide their authorization date 15.2.2023:

I, Nimit Mundhra, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land of the real estate project is enclosed herewith.

For Sens Hospitality Enterprises (P) Ltd.

Nimit Mundhra
Director

Debasish Chakrabarty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

31 MAR 2023



2. That the said land is free from all encumbrances as on the date of this affidavit.
3. That the time period within which the project shall be completed by me is **31.12.2028**.
4. That seventy per cent of the amounts realized by me for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in scheduled bank to cover the cost of construction and the land cost and shall be used only for the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



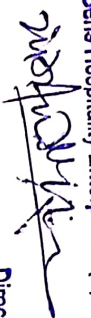
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I shall get the accounts audited within six months after 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 utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I 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 Sen's Hospitality Enterprises (P) Ltd.

 Director

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 Siliguri on this 31st day of March, 2023.

For Sen's Hospitality Enterprises (P) Ltd.

 Director

DEPONENT

Identified by me

 Advocate Siliguri

AFFIDAVIT
 Sole Member of **Sen's Hospitality Enterprises (P) Ltd.**
 P. No. **13792**
 Of **Siliguri, West Bengal**
 Identified by **Adv. Dip. Banerjee**
 This the **31st** day of **March** 20**23**

Debasish Banerjee
 Notary Govt. of India
 Siliguri, West Bengal
 Regd. No. 13792
31 MAR 2023