



পশ্চিমবঙ্গ পরিচম পৰ্যাল WEST BENGAL

02AC 760541

BEFORE THE NOTARY PUBLIC  
AT ALIPUR, JURIDICAL COURT



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Surendra Kumar Karnani duly authorized by the promoter of the proposed project Noble Aura vide its authorization dated 12.02.2025.

1. Surendra Kumar Karnani S/o Late Chand Rattan Karnani aged 73 years R/o 1/3A, Rammoy Road, Bhowanipur, Kolkata – 700025, P.O – Bhowanipore, P.S - Bhowanipore duly authorized by the promoter of the proposed project Noble Aura, do hereby solemnly declare, undertake and state as under:

1. That Shri Amitava Chakravarty & Mrs. Shukla Ghoshal 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.



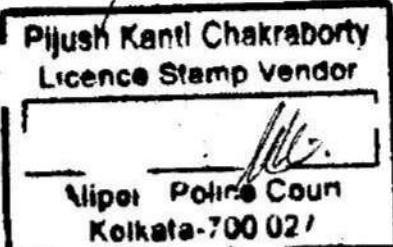
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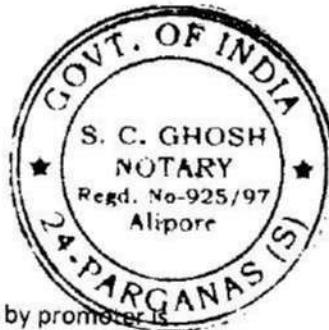
- 7 JAN 2025

No. 1068. .... Date

Name...  
Address  
Rs. 10/-

B. C. LAHIRI  
Advocate  
Alipore Police Court  
Kolkata - 700 027





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 31st December, 2027
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

**NOBLE ESTATES**

*Sundla Kumar Kalra*  
Deponent **Partner**

**Verification**

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 17th feb day of 2025.

*Sundla Kumar Kalra*

Deponent

*Identified by me*  
*N. Deek*  
*Advocate*  
*@Nabakumar & Mukhopadhyay*  
*Advocate*  
*Alipore Police Court*  
*Enr. No. VV/32037/1999*

**Solemnly Affirmed & Declared**  
before me on Identification

*S. C. GHOSH*  
**S. C. GHOSH, Notary**  
Alipore Police Court, Kol-27  
Reg. No. 925/97, Govt. of India

**17 FEB 2025**

## REFERENCES

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