

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

09AC 476001

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST NORTH 24 PARGANAS

FORM 'B' [See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. Manish Lakhotia, son of Satish Lakhotia, being one of the partner as well as promoter of LARICA SMART HOME LLP, by faith : Hindu, by Occupation: Business, by nationality: Indian, residing at 7/1, Gurusaday Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019, do hereby solemnly declare, undertake and state as under:

1. That I am being the promoter of the proposed project as well as one of the Partner of LARICA SMART HOME LLP, having place of business at 7/1, Gurusaday Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019 as well as its principal place of business at "Arch Waterfront", 8th floor, Premises No. F-4, Block GP, Salt Lake City-Sector V, Post Office- Sech Bhawan, Police Station- Electronics Complex, Kolkata-700091, West Bengal, the name of the project is 'SONAR BARI'.
2. That the promoter has 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 through registered Development Agreement dated 02nd day of August 2023 is enclosed herewith.

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3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 02/06/2028.
5. That seventy per cent of the amounts realised by me/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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That I / we the 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.
9. That I /we, the promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / we, the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I /we, the 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.



Deponent
D. Partner

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 10th day of July 2025.

(Signature)

LARICA SMART HOME LLP
Deponent
D. Partner

Identified by me

(Signature)

ADVOCATE

P-1864/1239/99

ARDHENDU DAS
* NOTARY *
GOVT. OF INDIA
Regd. No. 55648/25
Bidhannagar Court
Dist.- North 24 Pgs.

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