

Sl. No. 00021 05 AUG 2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

09AC 450068

FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri Vivek Ruia, aged about 29 years, and working for gain at 21/2, Ballygunge Place, director of Swastic Projects Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project duly authorised vide its resolution dated 21/07/2025.

I, Satwic Vivek Ruia, the director of Swastic Projects Pvt. Ltd. being the Promoter of the proposed project do hereby solemnly declare, undertake state as under :



For Swastic Projects Pvt. Ltd.
Director

05 AUG 2025



1. That Rabindra Nath Gupta, Ramesh Kumar Gupta and Pramod Kumar Gupta have a legal title to the land on which the development of the proposed project at 3, Leonard Road, Kolkata 700 022, PS Hastings has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between Rabindra Nath Gupta, Ramesh Kumar Gupta and Pramod Kumar Gupta and promoters 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 Promoter is 30th June 2030.

4. That seventy per cent of the amount realised by 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.



For Swastic Projects Pvt. Ltd.

|| 32 ||

Director

05 AUG 2025



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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That the Promoter shall get the accounts audited within six month 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 approval on time, from the competent authorities.




Signature attested
on Identification
N. N. Rahaman
Noorun Nessa Rahaman
Notary Govt. of India
Regn No 13808/18

For Swastic Projects Pvt. Ltd.
[Signature]
Director

05 AUG 2025

9. That Promoter has furnished such other documents as have been prescribed 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.

For Swastic Projects Pvt. Ltd.

 Director
 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 Kolkata on this 05th August, 2025



Solemnly affirmed and declared before me on indentification at Alipore Judges Court Kolkata-700 027, Under Notaries Act. 1952 at.. 1:45 AM/PM


 Noorun Nessa Rahman
 Notary, Govt. of India
 Regn No.- 13808/18

For Swastic Projects Pvt. Ltd.

 Director
 Deponent

05 AUG 2025

I verified by me.
 Sumita Bhattacharya
 Advocate.

WB/1051/2012.

