

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 31AA 966030



FORM-B  
[see rule 3(4)]

**AFFIDAVIT CUM  
DECLARATION**

**Affidavit cum Declaration of M/s. Bhawani Urban Housing Development Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated :**

I, Raunak Jhunjhunwala Son of Mr. Sushil Kumar Jhunjhunwala aged 39 years, residing at P-829/A, Lake Town, Block – A, Post Office & Police Station – Lake Town, Kolkata – 700 089 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s Larica Estates Limited, has a legal title to the land on which the development of the project is proposed 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.

*P. K. Datta*  
P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.'s Court  
1-B, Bankshelf Street  
Calcutta – 700 001

19 JUL 2023

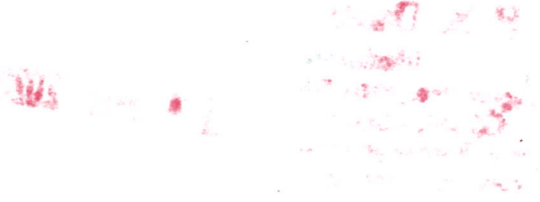
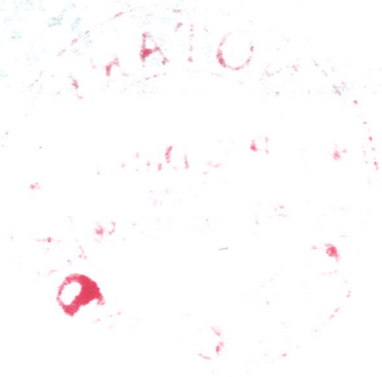
EO 76

A. K. Chowdhary & Co.  
Advocates  
10, Old Post Office Street  
1<sup>st</sup> Floor, Kol.

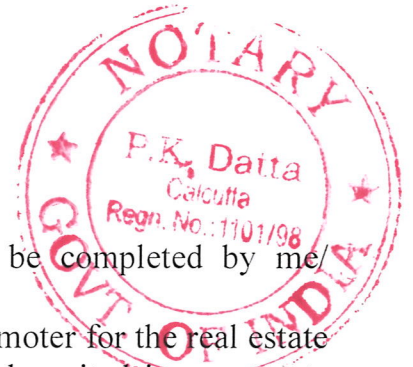
NO. \_\_\_\_\_  
ADD. \_\_\_\_\_  
Rs. \_\_\_\_\_

**10 MAY 2023**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

**10 MAY 2023**  
**10 MAY 2023**







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 31.12.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD.  
Damsi Jhughunwala  
Director

Deponent

### Verification

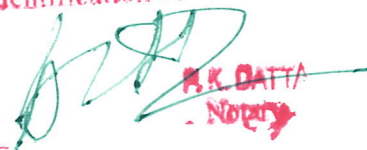
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 19<sup>th</sup> day of July 2023

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD.  
Damsi Jhughunwala  
Director

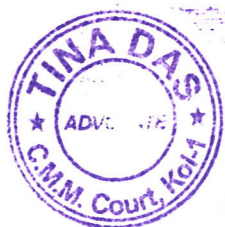
Deponent

Signature Attested by me  
on Identification of advocate


  
R.K. Datta  
Notary

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Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
36 & 3, Bankshahi Street  
Calcutta - 700 001

19 JUL 2023



Identified by me

  
TINA DAS  
Advocate  
Regn No. - F-1322/21

