



पश्चिम बंगाल WEST BENGAL



251205

FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ram Naresh Agarwal duly authorized by the promoter of the proposed project vide his authorization dated 10th Day of April 2024:

I, Ram Naresh Agarwal Son of Late Nand Kishore Agarwal aged 57 years R/o South City Galaxy, Flat No , 5A, 2 Justice Chandra Madhab Road, Bhawanipur, L.R. Sarani, Kolkata, West Bengal - 700020 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

Or

Angira Sales Pvt. Ltd. & Others have a legal title to the land on which the development of the proposed 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.

2. That the said land is free from all encumbrances.

03 JUN 2024

RAJIB KR. MONDAL
Sealdah Bar Association
Criminal & Civil Court at
Kolkata - 700 014

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol-87

.....

Issue Date.....Sign.....

03 JUN 2024



1.01.2024

or _____

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me / promoter is 31/12/2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

SRIPSK DEVELOPERS LLP

Ra N an Ahl
Partner/Authorised Signatory
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 **13th** day of **DECEMBER 2024**.

**Solemnly affirmed and declared
before me on Identification**

[Signature]
MD. T. HUSSAIN Notary
City Civil Court
Kolkata
Regd. No. 22/96, Govt. of W.B.

Identified by me

Subrata Santra
Advocate

WB/729/198

SRIPSK DEVELOPERS LLP

Ra N an Ahl
Partner/Authorised Signatory
Deponent

DEC 2024