

Sl. No. 00038 dt. 16/01/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



83AC 861610

BEFORE THE NOTARY PUBLIC  
ALIPORE JUDGES COURT  
KOLKATA-700 027

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 17/03/2025.

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 :

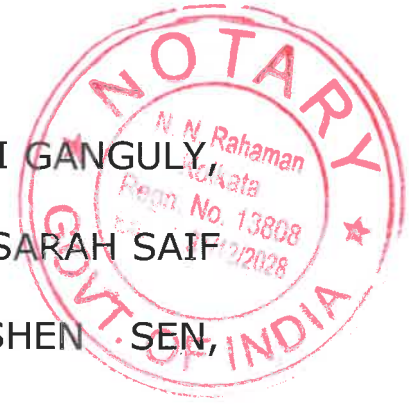


For Swastic Projects Pvt. Ltd.

1000  
No. \_\_\_\_\_  
= 6 MAR 2025  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, P.O. 1

Subhasis Dasgupta  
Advocate  
Alipore Judge Court

- 6 MAR 2025  
- 6 MAR 2025



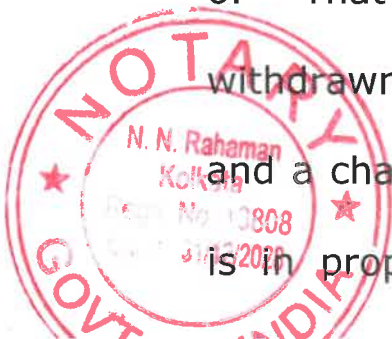
1. That, JAYASREE SEN, URMI GHOSH, DYUTI GANGULY, CHANDRA SEN, ALO BASU, SHAISTA QADEER, SARAH SAIF AHMAD, ISHITA SEN, PRITAM SEN, RASHEN SEN, SIDDHARTHA SEN, SUGATA SEN, SUVAJIT SEN, HON'BLE JUSTICE(RETD.) SHYAMAL KUMAR SEN, SUBIR SEN, SUBRATA SEN, SUDIPTA SEN, DR. SUPRATIK SEN, SUPRIYO SEN, BASANTI SEN, DR. SATYAJIT SEN, SANGHAMITRA SEN, PURABI SEN, ALOKA SEN, DEBAPRIYO SEN, KUMKUM SEN, DEBABRATA SEN, SWARNAMOYEE SEN, MINA ROY and SWASTIC PROJECTS PVT. LTD. have a legal title to the land on which the development of the proposed project at 87, Ballygunge Pace, Kolkata 700 019, P.S.- Gariahat is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between Jayasree Sen, Urmi Ghosh, Dyuti Ganguly, Chandra Sen, Alo Basu, Shaista Qadeer, Sarah Saif Ahmad, Ishita Sen, Pritam Sen, Rashan Sen, Siddhartha Sen, Sugata Sen, Suvajit Sen, Hon'ble Justice(Retd.) Shyamal Kumar Sen, Subir Sen, Subrata Sen, Sudipta Sen, Dr. Supratik Sen, Supriyo Sen, Basanti Sen, Dr. Satyajit Sen, Sanghamitra Sen, Purabi





Sen, Aloka Sen, Debapriyo Sen, Kumkum Sen, Debabrata Sen, Swanamoyee Sen and Mina Roy and promoter 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 31<sup>st</sup> January 2031.
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.
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



*[Signature]*  
Har Swastika Projects Pvt. Ltd.



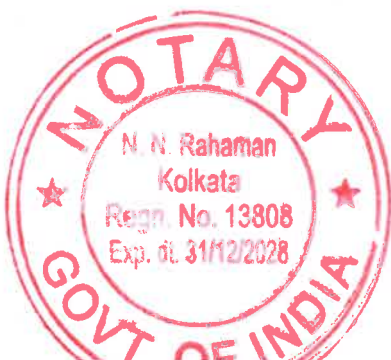


7. That the Promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.

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 16<sup>th</sup> April, 2025

Identified by me.  
Seemita Ghosseinik.  
Adv.  
WD / 1051 / 2012

For Swastha Projects Pvt. Ltd.  
Director  
Deponent



Signature attested  
on identification

*N. N. Rahaman*

Noorun Nessa Rahaman  
Notary Govt. of India  
Regn. No. 13808/18

16 APR 2025

