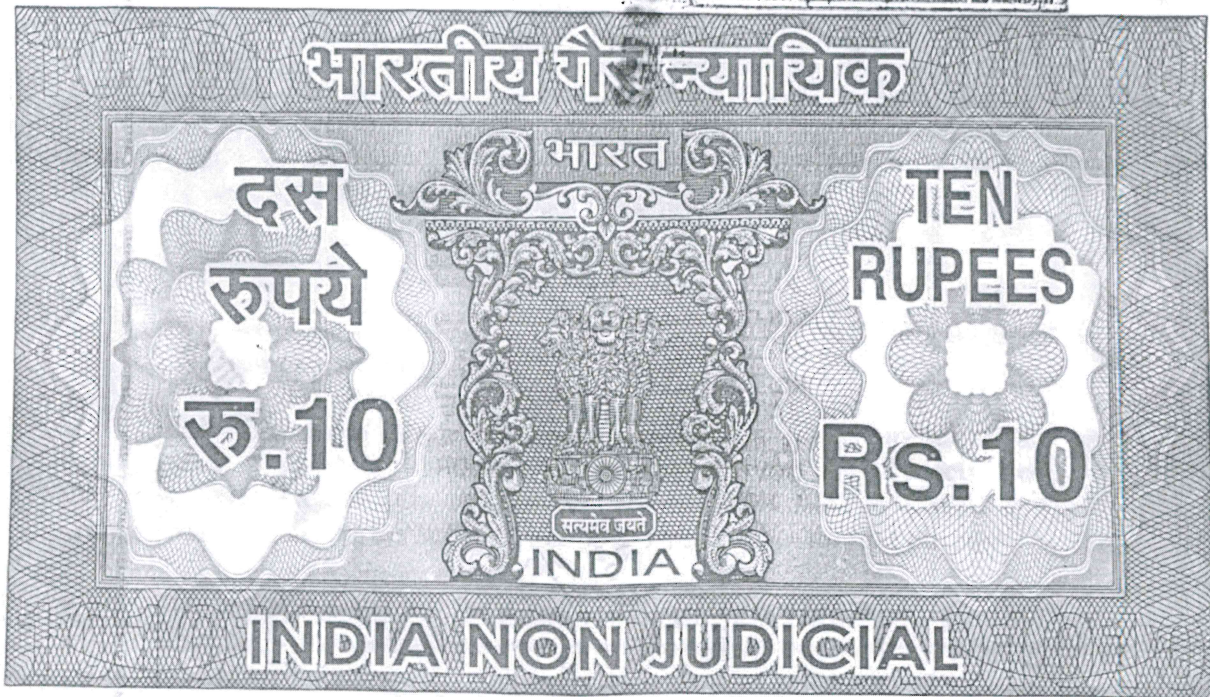


Serial No. AL

05

2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

96AB 730958

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



FORM B

(See rule 3(4))

Affidavit cum Declaration



Affidavit cum Declaration of TRIDENT REALTY Developer of the proposed project SHIV SHAKTI GOLD;

I, Avinash Singh s/o Ajay Singh, Proprietor of Trident Realty do hereby solemnly declare, undertake and state as under:

1. Ajay Singh has a legal title to the land on which the development of the proposed project is to be carried out

AND

27 NOV 2024

29148

TO.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
1 NO. 351RS2016

B. C. Chhri Advocate
Allpore Judges Court, Kol-27

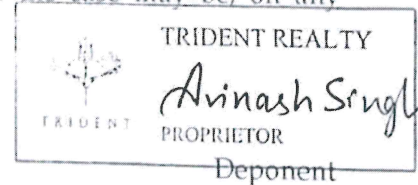
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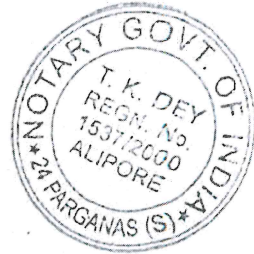


a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
 3. That the time period within which the project shall be completed by me/promoter is 31/12/2025
 4. 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.
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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.
- That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I/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.



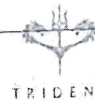
27 NOV 2024



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 24th day of November, 2024



TRIDENT REALTY

Anirach Singh
PROPRIETOR

Deponent

Solemnly Affirmed & Declared
before me on identification

T. K. DEY, Notary
Alipore Judges' Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Identified by me

Nabakumar Mukhopadhyay

Advocate

Alipore Police Court
Enrl. No.-WB/2037/1999

27 NOV 2024

27 NOV 2024

