



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 958656

BEFORE THE NOTARY PUBLIC
ALIPORE JUDGES COURT
KOLKATA-700027

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 Praniti Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project duly authorised vide its resolution dated 30/07/2024.

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

For Swastic Praniti Pvt. Ltd.

Director



Identified by me
Sumitra Bhattacharya
Adv.
13/10/2024

05 OCT 2024

173251

NAME.....	Subhasis Dasgupta
ADD.....	Alipore
Rs.....	Judge Court
25 SEP 2024	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kala	

25 SEP 2024
25 SEP 2024

15 SEP 2024

1. That Sheela Tulsyan, Lalita Ruia, Nisha Ruia and Satyadarsi Banerji have a legal title to the land on which the development of the proposed project at 5, Leela Roy Sarani, 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 such owners 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 30th June 2029.

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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For Swastik Praniti Pvt. Ltd.

05 OCT 2024

Director



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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For Swastic Praniti Pvt. Ltd.

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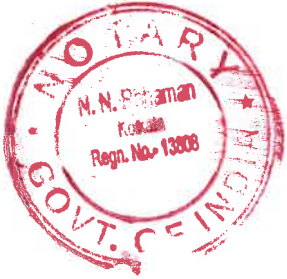
Director

05 OCT 2024

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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.



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 October, 2024

For Swastic Praniti Pvt. Ltd.



Director

Deponent

Identified by me.
Sunita Bhattacharya
Advocate.
WB/1051/2012



Solemnly Affirmed and declared before me on Identification at A.P. Judge's Court, Kolkata-700027, Under Notaries Act. 1952 at.....1.30.....A.M./P.M.

(Signature)
(MOORUN NESSA RAHAMAN)
Notary Govt. of India
Reg. 13808 of 2018

05 OCT 2024

