

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM B  
See rule 3(4)

AFFIDAVIT CUM DECLARATION

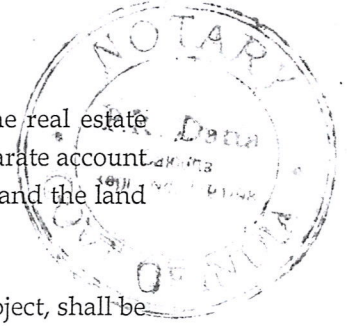
Affidavit cum Declaration of Mr. Gautam Sil, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06.01.2023;

I, Mr. Gautam Sil duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That REGAL VINTRADE PVT. LTD. and 65 others company has a legal title to the land containing an area of 634 decimal at Mouza - Rasapunja, J.L. No. 15, Bakrahat Road, Rasapunja, South 24 Parganas, West Bengal - 700104, on which the development of the proposed project named "MERAKI" is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the Development agreement along with Power of Attorney executed 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 31.03.2027.

Notary  
Regn. No.: 1101/98  
G.M.A.'s Court  
& 3, Banker's Street  
13.03.2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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 /promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.



**Krishnabhakta Griha Nirman Private Limited**

*[Handwritten Signature]*  
**Authorised Signatory**  
 Deponent

VERIFICATION

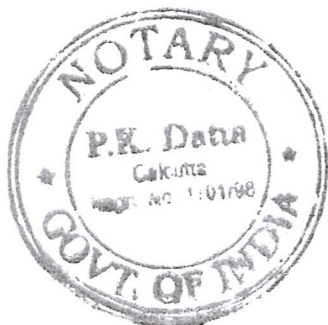
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Krishnabhakta Griha Nirman Private Limited**

*[Handwritten Signature]*  
**Authorised Signatory**

Deponent



Signature Attested by me  
 as Identifying Officer  
*[Handwritten Signature]*  
 P.K. Datta  
 Notary

IDENTIFIED BY ME

*[Handwritten Signature]*  
 P.S. [Name]  
 Enrolment No. F-022563  
 Advocate

**P.K. Datta**  
 Notary  
 Enrolment No. 1101/98  
 District Court  
 Bankahal, Bankahal  
 District, West Bengal