

11 MAR 2025

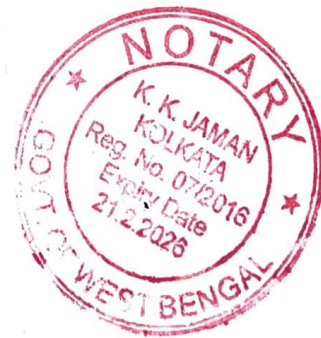
Sl. No. 183 Dated 20



पश्चिम बंगाल WEST BENGAL

06AC 839009

BEFORE THE NOTARY
KOLKATA-700 027

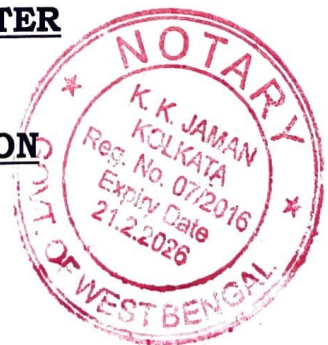


FROM - 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION



M/s. NAVYUG DEVELOPER

Oheeraj Kalwa

PARTNER

11 MAR 2025

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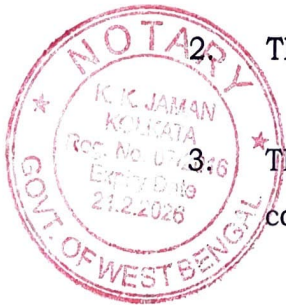
Affidavit-Cum-Declaration of We, (1) **SRI DHEERAJ LALWANI** (2) **JYOTI CHAWLA**, partner of **M/S. NAVYUG DEVELOPER** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28/06/2023

We, (1) **SRI DHEERAJ LALWANI** (2) **JYOTI CHAWLA**, partner of **M/S. NAVYUG DEVELOPER** the Promoter of the proposed project/ 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.

AND

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.

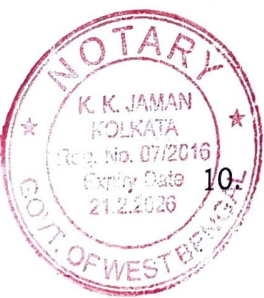
3. That the time period within which the project shall be completed by me/Promoter is 17.07.2025.

4. That, seventy per cent of the amounts realized 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project. **M/s. NAVYUG DEVELOPER**

PARTNER

11 MAR 2025

6. That the amounts from the separate account shall be withdrawn after it is verified 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 shall be verified during the audit that the amounts collected for the said project have been utilized for the project and the authentication has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending appropriating one time from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been proscribed by the rules and regulations made under the Act.



10. That, I/promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building as the case may be, on any grounds.

M/s. NAVYUG DEVELOPER
Dheeraj Lalwa
PARTNER

M/S. NAVYUG DEVELOPER

Partners

DEPONENT

11 MAR 2025

VERIFICATION

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts verified on this11th... day of March, 2025.

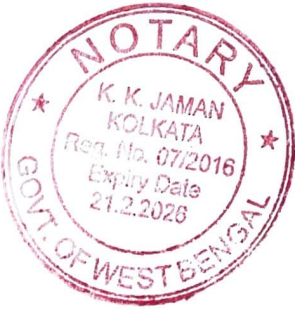
M/S. NAVYUG DEVELOPER

M/s. NAVYUG DEVELOPER

Dheeraj Kalwar
PARTNER

Partners

DEPONENT



Signature attested
on Identification

K. K. Jaman
Kazi Khalekujjaman
Notary, Govt. of West Bengal
Regd. No.: 07/2016
Kolkata

IDENTIFIED BY ME

[Signature]
ADVOCATE

11 MAR 2025