



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



BEFORE THE NOTARY  
ALIPORE POLICE 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 29/05/2023.

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

08 JUN 2024



23566

Subhasis Dasgupta  
Advocate  
Alipore Judge Court

NO. \_\_\_\_\_  
AD. \_\_\_\_\_  
Re: \_\_\_\_\_  
- 3 MAY 2024  
**SURAJAN GUPTA**  
Lawyer to the State  
C. C. Judge  
2 & 3, K. S. Roy Road, Kolkata

3 MAY 2024

3 MAY 2024



1. That Swastic Praniti Pvt. Ltd., Praniti Projects Pvt. Ltd., Udayan Banerjee, Uday Bhanu Bhattacharya, Ashani Bhattacharya and Anwasha Bandopadhyaya have a legal title to the land on which the development of the proposed project at 107, Dr. Shyama Prasad Mukherjee Road, Kolkata 700 026, P.S.- Tollygunge 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 31<sup>st</sup> December 2028.

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.



For Swastic Praniti Pvt. Ltd.  
  
Director

08 JUN 2024





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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For Swastic Praniti Pvt. Ltd.

Director



08 JUN 2024





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 Praniti 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 08<sup>th</sup> June, 2024



For Swastic Praniti Pvt. Ltd.



Director

Deponent

Solemnly Affirmed and Declared before me on Identification at Alipore Police Court Kolkata-700 027 Under Notaries Act, 1952 at ..... A.M./P.M.

(S. M. Kayum)  
Notary, Govt. of India  
Regn. No.-17831 of 2019

Identified by me

Sumita Bhattacharya

Advocate  
WB/1051/2012

08 JUN 2024

