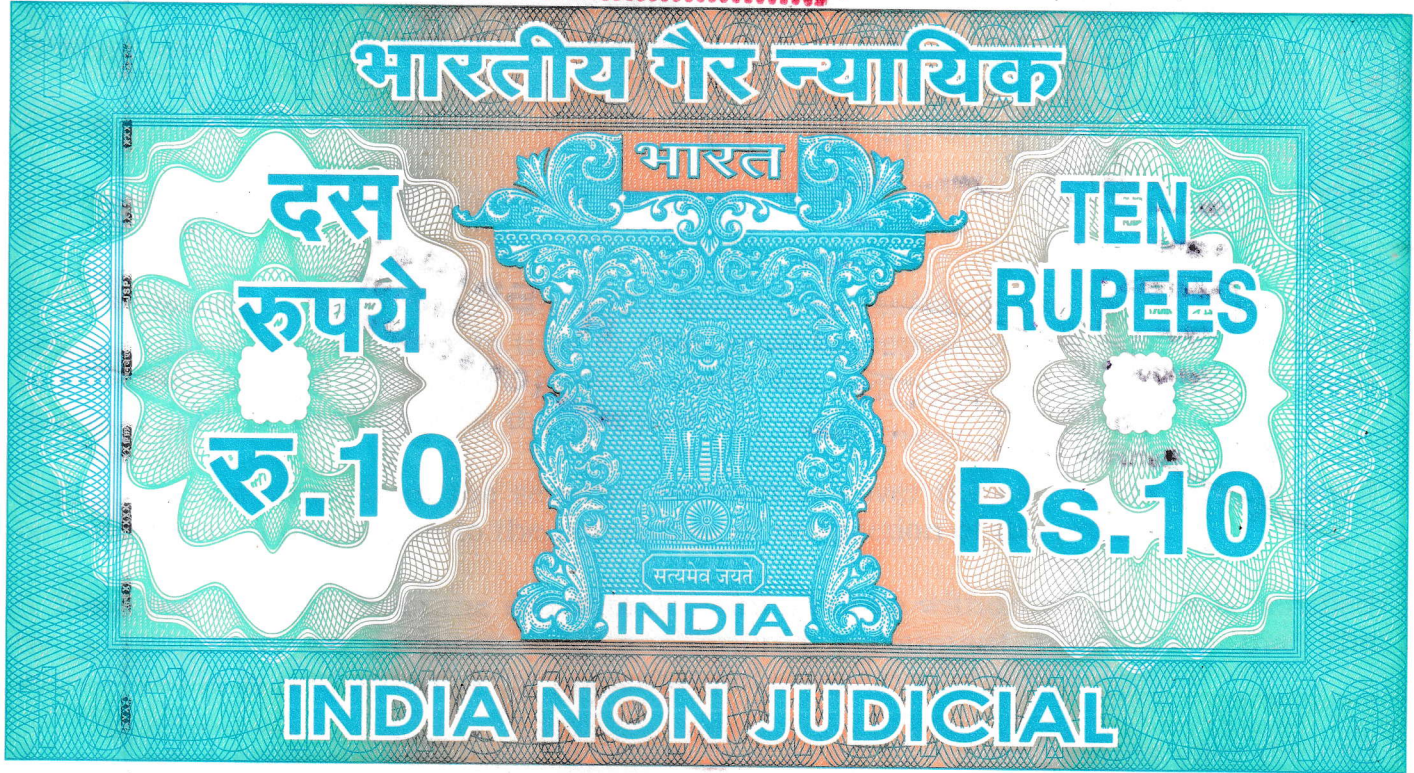


SL. NO. 16

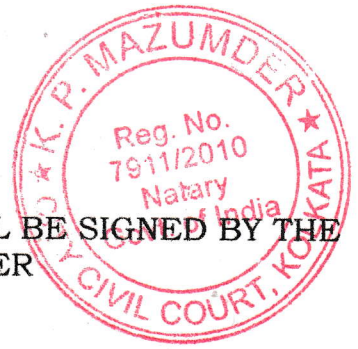


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

02AC 323728

FORM 'B'
[See rule 3(2)]

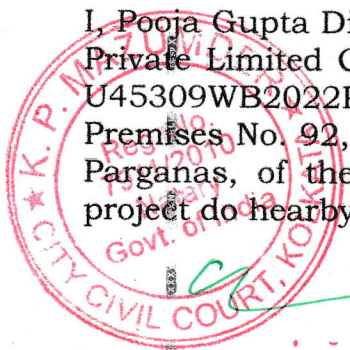
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



Affidavit cum Declaration

Affidavit cum Declaration of Smt. Pooja Gupta, (PAN No: DQGPG9750Q) wife of Sri Kush Kumar Halwai, age about 29 years, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Udayachal, 6th Lane, Prasanna Chatterjee Road, P.O.- Ghola Bazar, P.S.- Ghola, Kolkata- 700111, District- North 24 Parganas, Director of the promoter (**ETHEREAL ESTATE PRIVATE LIMITED**) of the proposed project "**Ethereal Twin**" situated at Holding No: 8, H.B. Town Road No. 04, Natagorh, Ward No: 31 under Panihati Municipality, P.O. & P.S- Khardha, Kolkata- 700110, District- North 24 Parganas duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/11/2024;

I, Pooja Gupta Director of the (promoter) **ETHEREAL ESTATE PRIVATE LIMITED**, a Private Limited Company incorporated under companies Act, 1956 having CIN No.: U45309WB2022PTC255273 & PAN No.: AAHCE1245P and its registered office at Premises No. 92, P.C. Road, P.O. & P.S.- Ghola, Kolkata- 700111, District- North 24 Parganas, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



ETHEREAL ESTATE PVT LTD

26 NOV 2024

Pooja Gupta
DIRECTOR

1. That the promoter ETHEREAL ESTATE PRIVATE LIMITED has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2026.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, we / 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.



ETHEREAL ESTATE PVT LTD

Pooja Gupta

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 day of 26th November, 2024.



26 NOV 2024

ETHEREAL ESTATE PVT LTD

Pooja Gupta

DIRECTOR

Deponent

Signature Attested
on Identification
K. P. Mazumder
K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No.-7911/2010 Govt. of India

IDENTIFIED BY ME

S. Das