

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 055438



FORM 'B'
[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **Mr. Partho Sarathi Das (PAN-DUBPD5374L)** son of Prasanta Kumar Das, by faith Hindu, by Occupation- Business, by Nationality- Indian and residing at 32 Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata- 700019, West Bengal, being the promoters of the proposed project.

I, Partho Sarathi Das, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That, **SUNGLOW CAPITAL VENTURES (PAN-ADXFS2264A)**, a registered partnership business having its registered office at 54A, Sarat Bose Road, Unit 3A, 3rd Floor, Arrjavv Park, Police Station Ballygunge, Kolkata-700025, represented by it's Partners (1) Mr.



03 DEC 2024

010376

30 OCT 2024

St. No. Date.....
Sold to.....
of.....
Rupees.....

RAJESH DUTTA
Advocate
Alipore Judge Court
Kolkata-27

Des
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



FORM B
[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Partho Sarathi Das (PAN: DUBPD37AL) son of Prasanna Kumar Das, by faith Hindu, by Occupation-Business, by Nationality-Indian and residing at 32 Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata-700019, West Bengal, being the promoters of the proposed project.

I, Partho Sarathi Das, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. SUNGLOW CAPITAL VENTURES (PAN: AOXF22384A), a registered partnership business having its registered office at 84A, 1st Floor, Arjav Park, Police Station Ballygunge, Kolkata-700025, represented by its Partners (i) Mr.

03 DEC 2024



Siddharth Poddar, son of Late Kamlesh Poddar (PAN-AGOPP8016H) by nationality Indian, by religion Hindu, by occupation business, (2) Mrs. Deepali Poddar wife of Mr. Siddharth Poddar (PAN- AKDPP4253H) by nationality Indian, by religion Hindu, by occupation business, both residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police Station- Ballygunge, Kolkata-700020, have a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legal valid authentication of the title of such land of the real estate project along with Development Agreement and Power of Attorney 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 the promoters is June 2027.
4. That seventy per cent of the amounts realized by the promoters 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.



03 DEC 2024

7. That promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters 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.

Verification

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

At Kolkata, on this 3rd day of December 2024.



Identified by me


Advocate


03 DEC 2024

For M/s PRATTAY
For PRATTAY


Proprietor

PROPRIETOR

Solemnly Affirmed & Declared
Before me on Identification


S. C. GHOSH, Notary
Alipore Police Court, Kul-27
Reg. No. 925/97, Govt. of India