

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

81AB 228240

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA- 700 027

FORM 'B'

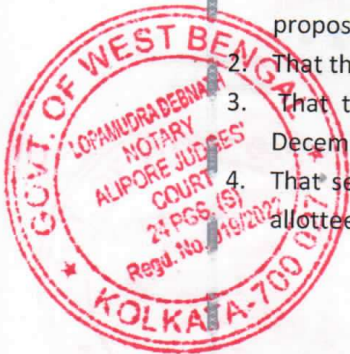
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr. Karan Agarwala** developer of the proposed project "VERDANT ENCLAVE" duly authorized by the promoter of the proposed project, vide their authorization dated 03.12.2020 and 11.12.2020.

I, Mr. Karan Agarwala 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 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 me/promoter is December'2024. i.e. 31st December, 2024
4. That seventy per cent of the amounts realised by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a



Verdant Creations LLP

KA

Designated Partner/Authorized Signatory

Sl. No. 11270

11270

SL. No..... Date. 08/12/2022

Name :- S. CHAKRABORTY(ADVOCATE).

ADD:- Alipore Judges' Court Kolkata-700027.

Rs. 10/-



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027

ALIPORE JUDGES COURT
KOLKATA-700 027



Versant Creations LLP

Designated for Party/Authorized Signatory

- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
 9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That I 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.

Verdant Creations LLP

KA

Designated Partner/Authorized Signatory

Deponent

Verification

I, Mr. Karan Agarwala son of Mr. Manish Agarwala, Resident of 2052, Chakgaria, Upohar Condoville, Apartment- 10/1802, Kolkata- 700 094, do solemnly affirm and confirm that 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 5th day of August'2023.

Verdant Creations LLP

KA

Designated Partner/Authorized Signatory

Deponent

Verified before me at this 5th day of August 2023 at Kolkata.

Identified by me

Subhasis Das Gupta

Advocate

Advocate

Signature's of the Executant
Proper Identification at
Alipore Judges' Court, Kol-700 027
Under Notaries Act 1952

Debnath
10/8/23

LOPAMUDRA DEBNATH
NOTARY
Govt. of West Bengal
Regd. No.-019/2022

