

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mrs.Hansa Rungta being representative of the promoter of the proposed project vide its authorization dated 02/01/2023:

I, Hansa Rungta daughter of Arvind Rungta aged 30Yr working for gain at 8,Mott Lane,3<sup>rd</sup> floor, Police Station: New Market, P.O:Taltala, Kolkata: 700013 representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Excello Properties Pvt Ltd a legal title to the land on which the development of the project is proposed, And A legally valid authentication of the 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 promoter is 10/07/2027. (Project Completion Date)
4. That seventy per cent of the amounts realised by the 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

SHITTARANJAN GHOSH  
Advocate cum Notary  
E WB 235/2005  
REGN NO.- 13801  
High Court Calcutta

*Hansa Rungta*

23 MAY 2023

2949

17 MAY 2023

নং তার

মূল্য ..... PANCHU GOPAL SHAY  
Advocate  
জেতা ..... G.M.'S Court

ভেণ্ডার :- শ্রী প্রণব দে  
বারুইপুর সাব-রেজিষ্টারী অফিস  
জেলা- দাক্ষিণ ২৪ পরগণা





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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
8. 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.
9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. 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.

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 May, 23 day of 2023.

Deponent

**Solemnly Affirmed and Declared**  
**before me on Identification**  
**CHITTARANJAN GHOSH**  
**Regn.No - 13801/31.12.18**  
*Chittaranjan Ghosh*  
**Notary**

**CHITTARANJAN GHOSH**  
**Advocate cum Notary**  
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**REGN NO. 13801**  
**High Court Calcutta**

**23 MAY 2023**