



WEST BENGAL



02AC 646208

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE [SIGNED] BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kiran Chand Lunawat duly authorised by the promoter of the proposed project, vide its authorisation dated 5th September 2025;

I, Kiran Chand Lunawat duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That the promoter has a legal title to the land on which the development of the project is proposed.

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K.C. Lunawat

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31.03.2027.
4. That seventy percent of the amounts realised by the promoter for 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
7. That the 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 utilised for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the project.
8. That the promoter shall take all pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



K.C. Kumat
Deponent

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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 6th day of September, 2025.

K.C. Kumat
Deponent

Identified by me

Amit Salunkar

Advocate

M. 666

Solemnly affirmed and declared
before me on Identification

ASIS K. Sen

ASIS KUMAR SEN
City Civil Court, Kolkata
Notary

Reg. No.-13802/18

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