

Sl. No. 115



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



331841

Bolanica
Phase - II
RERA Act

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

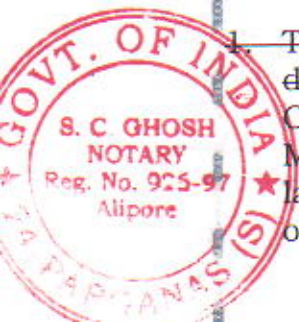
Affidavit cum Declaration of Mr./Ms. RAM NARESH AGARWAL promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 21/12/2023:

I, **RAM NARESH AGARWAL** Son/Daughter/Wife of **Late Nand Kishore Agarwal** aged **55 Years** R/o Flat No. 5A, 5th Floor, South City Galaxy, 2, Justice Chandra Madhab Road, Post Office - Lala Lajpat Rai Sarani, Police Station - Bhawanipore, Kolkata - 700020 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/has a legal title to the land on which the development of the project is proposed

Or

Manya Dealtrade Private Limited & Others have/has a legal title to the land on which the development of the proposed project is to be carried out



27 DEC 2023

28286

K. G. TRIPATHI
Advocate
High Court Calcutta

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

14 JUN 2023

14 JUN 2023



03 DEC 2023



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.

or _____

~~That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by ~~me/~~ promoter is **31.03.2029** (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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.



27 DEC 2023

10. 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.

Ranjan Aghy

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 _____ on this ____ day of _____.

Ranjan Aghy

Deponent

Identified by *oc*

P. Chelby
Advocate

Signature Attested
on Identification

S. C. Ghosh
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 926/97, Govt. of India

27 DEC 2023

