

Sl. No. 151 ... Date 18/06/2025



पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027

FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ram Naresh Agarwal duly authorized by the promoter of the proposed project Spacia vide its authorization dated 01.04.2025.

I, Ram Naresh Agarwal S/o Late Nand Kishore Agarwal aged 57 years R/o 5A, 5th Floor, South City Galaxy 2 Justice Chandra Madhab Road Post office – Lala Lajpat Rai Sarani, Police station- Bhawanipore, Kolkata -700020 duly authorized by the promoter of the proposed project Spacia, do hereby solemnly declare, undertake and state as under:

1. That Mr. Ashoke Kumar Guha, Mr. Anjan Guha, Mr. Alope Kumar Guha, The United Engineers, M/S Desfab Engineers Private Limited, Mr. Ashit Guha, Mrs. Krishna Sengupta, Mr. Chandan Sengupta have a legal title to the land on which the development of the project is to be carried out

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 31.12.2032.



10 JUN 2025

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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.



For SRIJAN REALTY PRIVATE LIMITED
Ranjan Agral
Deponent
Director / Authorised Signatory

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 10th day of June 2025

Kolgan

Deponent

For SRIJAN REALTY PRIVATE LIMITED
Ranjan Agral
Director / Authorised Signatory



Identified by
Debasish Chowdhury
Debasish Chowdhury Advocate
Alipore Judges Court
Koi-700027
WB/929/1983

Signature attests
on identification

Kujam

Sazi Khaickujamar
Notary Govt. of W.B
Regn. No. 07/2016
Kolkata

10 JUN 2025