

भारतीय नैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

प्रश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



37AA 887022

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of promoter of the proposed project PRARAMB;

I, Ritesh Agarwal, son of Bajrang Lal Agarwal aged about 38 working at Flat No- 2B, Second
Floor, Aradhana Building, 29 Sadananda Road, Kolkata, West Bengal, Pin – 700026,
Director of the promoter company ALINGAN ENCLAVE PRIVATE LIMITED of the
proposed project Sohum Royale do hereby solemnly declare, undertake and state as
under:

1. That M/S Alingan Enclave Private Limited has legal title to the land on
which the development of the proposed project is to be carried out

AND RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
3 & 3 Beneshall Street
Kolkata-700 001

ALINGAN ENCLAVE (P) LTD.

Ritesh Agarwal
Director

20 JUN 2023

5222 18-6-75

নং তার

ক্রেতার নাম

ডেঃ সানোওয়াজ মন্ডল
(SHANOWAJ MONDAL)

ডেঃ

মোঃ- এ. ডি. এস. আর., বারুইপুর
জেলা- দক্ষিণ ২৪ পরগণা

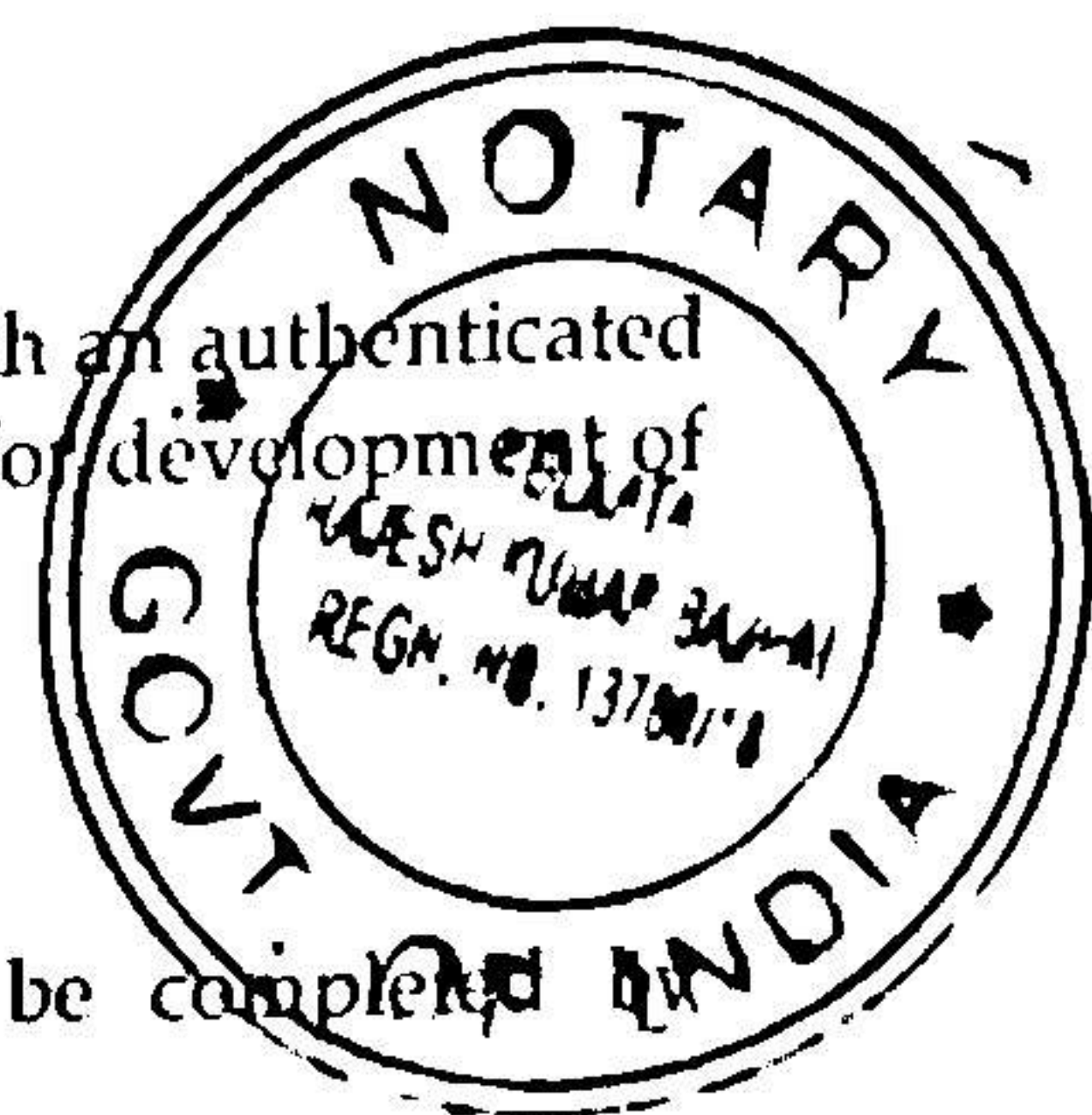
মূল্য

২০

Aldham Endene & Son -
29, Seelachal Road
Kt 26



a legally valid authentication of 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 me/promoter is 26.11.2027
4. That eighty per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.

RAJESH KUMAR BAJPAI
NOTARY PUBLIC, GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

I solemnly Affirm & Declare that
on Identification of Id. Documents

RAJESH KUMAR BAJPAI
NOTARY PUBLIC, GOVT. OF INDIA
REGN. NO. 13780/18
JW Court, Kolkata, W.B.

ALINGAN ENCLAVE (P) LTD.

Director

Deponent

20 JUN 2025

Witnessed by me
Advocate
Enrollment No. 100/1589