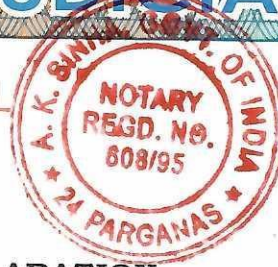




पश्चिम बंगाल WEST BENGAL



37AA 792714

FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rajeev Kumar Agarwal duly authorized by the promoter of the proposed project vide authorization dated : 07.04.2025

I, **Mr. Rajeev Kumar Agarwal** Son of **Mr. Chandi Prasad Agarwal** aged **56 Years** working for gain at 36/1A, Elgin Road, Kolkata – 700 020, P.O- Lala Lajpat Rai Sarani, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Swan Engineering Company have/has a legal title to the land on which the development of the proposed project is to be carried out

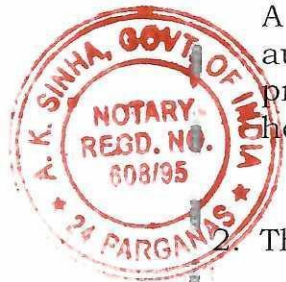
And

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 30th APRIL 2030 (Project Completion Date).

25 APR 2025

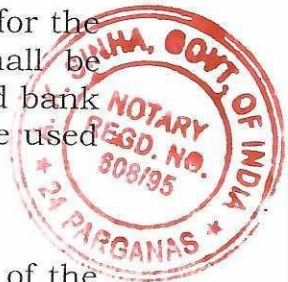


22 APR 2025

Serial No. 2611 Date
Name. Suman Prasad Senior Assistant
Address. 26/1A Egemad Lane
Value Rs. 24 P
Stamp Vendor BIDYUT K. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 P (26)
Kolkata-700 027
Signature



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED

Rajeev Kumar Agarwal

Director/Authorised Signatory
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 _____.

SRIJAN PRIMUS SENIOR LIVING PRIVATE LIMITED

Rajeev Kumar Agarwal

Director/Authorised Signatory
Deponent

Solemnly Affirmed & Declared
before me on Identification

A. K. Sinha

25 APR 2025 Identified by me

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India
25 APR 2025

A. K. Sinha
Advocate