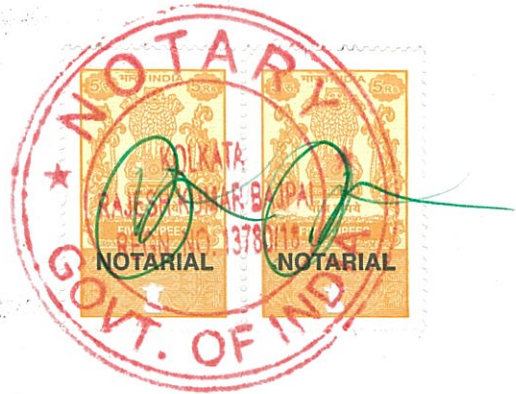




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 127000



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. DINESH KUMAR AGARWAL duly authorized by the promoter of the proposed project vide his authorization dated 27th Day of December, 2024:

I, **DINESH KUMAR AGARWAL** Son of **Late Hansraj Agarwal** aged **61 Years** R/o 12th Floor, 1/540 Gariahat Road, Jodhpur Park, Kolkata - 700068 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Pichola Aawas LLP & Others have a legal title to the land on which the development of the proposed project is to be carried out

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

27 DEC 2024

নং. 5677

তার. 18 DEC 2024

মোকাম- জয়নগর এ. ডি. এস. আর অফিস

জেলা- দঃ ২৪ পরগণা

ক্রেতার নাম.....

সাকিন

মূল্য

100/-

Sujan Residency LLP

ভেণ্ডার- মুনাল মিত্র

Holmes & Narver

স্বাক্ষর

[Signature]

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NOTARY PUBLIC
GOVT. OF INDIA
KOLKATA
WEST BENGAL
8/10/2018
C.M. M. MITRA
18 DEC 2024

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.

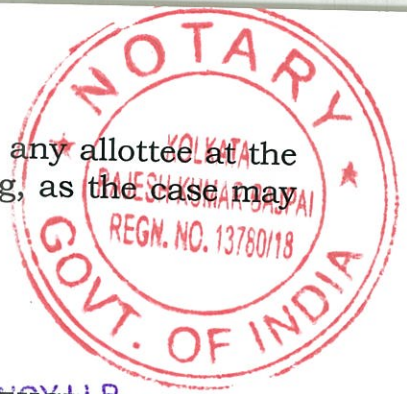


2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31.12.2029** (Project Completion Date).
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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

27 DEC 2024

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 RESIDENCY LLP

Dinesh Kumar Agarwal

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 Kolkata on this 27th day of Dec 2024

FOR SRIJAN RESIDENCY LLP

Dinesh Kumar Agarwal

Designated Partner / Authorized Signatory

AUTHORISED SIGNATORY

Deponent

Identified by me
Narayan Ch. Saha

[Signature]
Associate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

[Signature]
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM, Court, Kolkata, W.B.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
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