

পশ্চিমরা पश्चिम बंगाल WEST BENGAL

05AC 942325

FORM 'B'

[See Rule 3(4)]

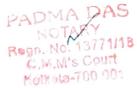
## **Affidavit cum Declaration**

Affidavit cum Declaration of <u>ASHIM MALLICK, S/O LATE ARABINDA MALLICK, RESIDING AT VILL & PO-KASHINATHPUR, PS-RAJARHAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700135, DESIGNATION – PARTNER, SWAPNANIR DEVELOPERS, promoter of the proposed project- "SANTINIKETAN APPARTMENT"</u>

- I, <u>ASHIM MALLICK, S/O LATE ARABINDA MALLICK, RESIDING AT VILL & PO-KASHINATHPUR, PS-RAJARHAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700135, DESIGNATION PARTNER, SWAPNANIR DEVELOPERS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:</u>
- That, <u>SATYA SARDAR, DIKU SARDAR, BISWAJIT SARDAR, JHUMA RANA, MINAKSHI SARDAR, PARITOSH SARADR, CHATTU SARDAR, SANDHYA SARDAR, SUMITRA SARADR, AMAR SARDAR, SUDHA MONDAL, KAKOLI KANSARI, CHEMI SARDAR, DINESH SARDAR & SAMBHU SARDAR</u> have 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 title of such land of the real estate project along with Development Agreement and Power of Attorney 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 11/12/2027.



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- That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

## Verification

The contents of my above concealed by me there fro	e Affidavit cum Declaration are true and correnm.	ect and nothing material has been
Verified by me at	on this Day of,2025	SWAPNANIR DEVELOPERS  African Mariner  Deponent Partner



SOLEMNLY AFFORMED AND DECLARED BEFORE ME UNDONTIFICATION PAGMA DAS

