

भारतीय गैर न्यायिक

दस
रुपये

10



TEN
RUPEES

Rs.10

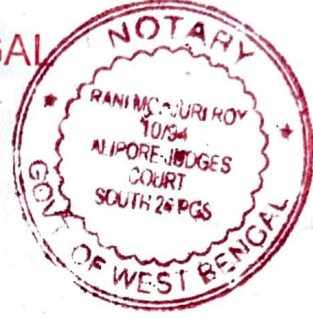
INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 920493

Before the Notary of
Alipore Judges Court
Calcutta-27



FORM 'B'

[See Rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr. Aniket Singh**, proprietor of LIVING SPACE promoter of the proposed project **"PADMAVATI"** located at 130/1/1A Raj Sekhar Bose Sarani, Borough VIII, ward - 72, Kolkata - 700025 vide his authorization dated 31.01.2025.

I, **Aniket Singh**, proprietor of LIVING SPACE promoter of the proposed project **"PADMAVATI"** located at 130/1/1A Raj Sekhar Bose Sarani, Borough VIII, ward - 72, Kolkata - 700025 do hereby solemnly declare, undertake and state as under



RANI MONJURI ROY
NOTARY
Room No 17 (POND SIDE)
Kolkata-700027
Regd No. 10/94
Exp 23 10 2028

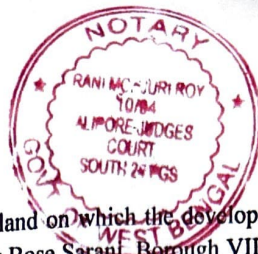
31 JAN 2025

31 JAN 2025

Sl. No. 3427-Rs. 10/- Date.....
Name.....
Address.....
Vendor Sign. *Shekhar Ch. Halder*

D. CHOWDHURY (Adv.)
Alipore Judges' Court, Kol-27

S. C. Halder
Licenced Stamp Vendor
Alipore Judges Court
Kolkata-700027



1. That my firm has a legal title/legal right to the land on which the development of the proposed project "PADMAVATI" at 130/1/1A Raj Sekhar Bose Sarani, Borough VIII, ward 72, Kolkata - 700025 via a development agreement with the land owner being Mr. Amit Lamba bearing deed no. 160411182 for the year 2023 at District Sub Registrar IV on 11th September 2023.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 30th June 2026.
4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I 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.

Living Space
Aniket Singh
Proprietor
Deponent

Verification

I, Aniket Singh S/o Sanjay Singh R/o 549 'N' Block, New Alipore, Kolkata West Bengal- 700053 do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Living Space
Aniket Singh
Proprietor
Deponent

Verified before me at this 31st day of January, 2025

Identified by me

Debasish Chowdhury
Debasish Chowdhury
WB/929/1885 Advocate Advocate
Alipore Judges Court, Kol-700 027

31 JAN 2025

Solemnly affirmed and declared before me on identification of advocate at Alipore Judges Court, Calcutta under Notaries Act 1932 at.....

Date:

RANI MONJURI ROY
NOTARY
Room No 17 (FOND SIDE)
Kolkata-700027
Regu No. 10/94
Exp 23/10/2028

[Signature]
RANI MONJURI ROY
Notary, Govt. of West Bengal
Regd. No.-10/94