

SL. NO. 346 /20 24



पश्चिम बंगाल WEST BENGAL

94AB 469907



BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Sri Anil Kumar Saraf, son of Sri Atma Ram Saraf, aged about 50 years, working for gain at Godrej Genesis, Unit 1006, Saltlake, Sec-V, Kolkata-700091 duly authorized by the Grap Developers LLP (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 19th July 2024;

I, Sri Anil Kumar Saraf, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the Development Agreements and in the Supplementary Development Agreement have a legal title to the land on which the development of the proposed project namely "Identity Pride" is to be carried out and 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 save and except there is a project loan from TATA Capital Housing Finance Limited.
3. That the time period within which the project shall be completed by promoter is 31st January 2031.

30 AUG 2024

GRAP DEVELOPERS LLP

Anil Kumar Saraf

Designated Partner / Partner

257241

KAJAL K. DUTTA
M.P. No. 10
Council House
10, C.A. Road, Kolkata - 700021

NAME.....
 ADD.....
 Rs.....

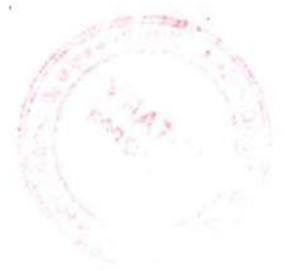
- 8 FEB 2024

SURANJAN MUKHERJEE
 Licensed Sports Vendor
 C. C. Road
 2 & 3, K. S. Roy Road, Kol-1

8 FEB 2024

8 FEB 2024

FOR THE
KOLKATA
& DISTRICT
DISTRICT



10 FEB 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

GRAP DEVELOPERS LLP

Anil Kumar Saha

Designated Partner / Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

[Signature]
ATTESTED
S. CHAUDHURI
 ★ NOTARY ★
 GOVT. OF INDIA
 Regd. No.-6584/09
 Bidhannagar Court
 Dist.-North 24 Pgs

Verified by me at Kolkata on this 30th day of Aug. 2024.

GRAP DEVELOPERS LLP

Anil Kumar Saha

Designated Partner / Partner

Deponent

Identified by me

Gopika Sarkar

GOPI NAMI SARKAR

Advocate

ACJM BIDHAN NAGAR
 Regn. No.-WB F/4363/2022

30 AUG 2024