

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



FORM 'B' [See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER


Affidavit cum Declaration


Affidavit-cum-Declaration of Mr. Arun Kumar Kedia Director of ROSEMERY VYAPAAR PVT.LTD Promoter of the proposed project/duly authorized by the Promoter of the proposed project Name The 5th AVENUE.

I, Arun Kumar Kedia Director of ROSEMERY VYAPAAR PVT. LTD Promoter of the proposed project (The 5th AVENUE) / duly authorized by the promoter of the proposed project, do here by solemnly declare, undertake and state as under:

1. That (LAND OWNER) has a legal title to the land on which the development of the project is proposed. or [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 title of such land along with an authenticated 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 the Promoter is 31/12/2026

For ROSEMERY VYAPAAR PVT. LTD.


Director


REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court

04 FEB 2025

011768

No.....

SAGNIK CHATTERJEE
(ADVOCATE)
High Court, Calcutta

Address.....

Rs.....

Date.....

02 MAY 2022

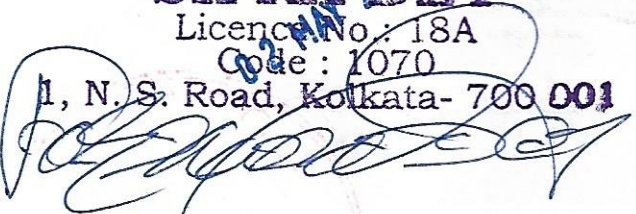
02 MAY 2022

SIPRA DEY

Licence No : 18A

Code : 1070

1, N. S. Road, Kolkata- 700 001





4. That seventy per cent. Of the amounts realised by the Developer 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by The Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For ROSEMERY VYAPAAR PVT. LTD.



Director

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 29th day of Sept 2024.

Deponent

For ROSEMERY VYAPAAR PVT. LTD.


Director

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


REKHA TEWARI
NOTARY

04 FEB 2025

REKHA TEWARI
NOTARY
Regn. No. - 10268/13
G.M.'s Court
Kolkata - 700 009



Notarized by me
Narayan Ch. Saha
Advocate
Enrollment No. 106/305/89