

भारतीय गैर न्यायिक

बीस रुपये
रु.20



Rs.20
TWENTY
RUPEES

INDIA NON JUDICIAL



WEST BENGAL

31AA 227735

FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr Hari Prasad Sharma, duly authorized by the promoter of the proposed project "PRATHISTHA", vide his authorization dated 20.03.2023.

I, Mr Hari Prasad Sharma duly authorized by the promoter of the proposed project "PRATHISTHA", do hereby solemnly declare, undertake and state as under:

1. MADAN LAL SHAW, GOPAL PRASAD VERMA, GHANSHYAM VERMA, RADHESHYAM VERMA, and SUNIL KUMAR VERMA 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 copy of 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.

HARSHITA DEVELOPERS PRIVATE LIMITED

ASIS KUMAR SEN
Notary, Kolkata
Regd No 13802/18 Govt of India

Director/Authorized Signatory

08 APR 2023

2 JAN 2023

1497

No..... Rs.20/- Date.....

Name : Anka Prabha Pal

Address : Advocate High Court Calcutta

Vendor : Alipore Collectorate, 24Pgs. (South)

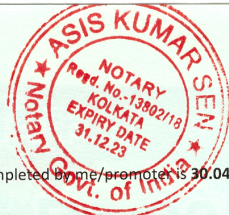
SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR AN AGENT AUTHORIZED BY THE PROMOTER... AND A legally valid confirmation of title of such land along with an authorized copy of agreement between such owner and promoter for development of the land... 08 APR 2023



1. That the time period within which the project shall be completed by me/promoter is 30.04.2026.
2. That seventy percent of the amounts 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.
3. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
4. 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.
5. 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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 Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 8th Day of April, 2023.

HARSHITA DEVELOPERS PRIVATE LIMITED

[Signature]
Director/Authorised Signatory
Deponent

Identified by me
[Signature]
Asis Kumar Sen
Advocate
3, Bankajai Street
Kolkata-700 001

**Solemnly affirmed and declared
before me on Identification**

[Signature]
ASIS KUMAR SEN
City Civil Court, Kolkata
Notary
Reg. No.-13802/18

[Signature]
ASIS KUMAR SEN
Notary, Kolkata
Reg No 13802/18 Govt of India

08 APR 2023