

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 539796

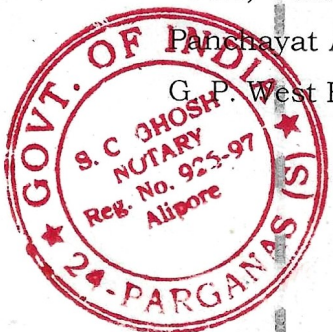


FORM "B"

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/S SATVAN REALTY (PAN- AFBFS4080E)** , a Partnership firm, having its office at 2 Dr. Rajendra Road, Kolkata 700020, P. O.- Lala Lajpat Rai Sarani, P.S- Bhowanipore, represented by one of the partner, **SHEUL SANGHVI**, son of Late Virendra Kr. Sanghvi by faith Hindu, by occupation – business, residing at 3 Wood Burn Road, 8A, Kolkata 700020 P.O Lala Lajpat Rai Sarani, P .S Bhowanipore, Promoter of the proposed Project namely – **"OMKARA"** situated at premises No. **03-0796** in street no. **0796 (13 M. WIDE)** (Erstwhile plot No. **IIIB 636 in Block No. AA-IIIB**), under category- **HIGI - II**, situated in the New Town, Police Station : **New Town** , Dist. North 24 Pargana's Erstwhile in the Panchayat Area Falling within MOUZA – Patharghata J.L No.36 under Patharghata G. P. West Bengal, India.



18 SEP 2024

I, **SHEUL SANGHVI**, son of Late Virendra Kr. Sanghvi by faith Hindu, by occupation – business, residing at 3 Wood Burn Road, 8A, Kolkata 700020 P.O Lala Lajpat Rai Sarani, P S Bhowanipore, being one of the partner of **M/S SATVAN REALTY**, a partnership firm, having its office at - 2 Dr Rajendra Road, Kolkata 700020, P O Lala Lajpat Rai Sarani, P S Bhowanipore, promoter of the proposed project named “**OMKARA**”, do hereby solemnly declare, undertake and state as under;

1. That, I / Promoter have / has the legal title to the land on which the development of the project is proposed And A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That **RAJIV SINGH** is the land owner.
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 **04.04.2029** (4th APRIL 2029)

4. That the seventy percent of the amount 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

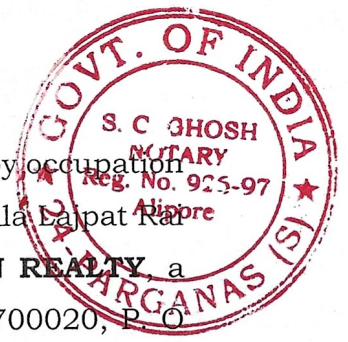
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / Promoter shall get the accounts audited within six months after the end of every financial year by 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 I/ Promoter shall take all pending approvals on time, for the competent authorities.

9. 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 of building , as the case may be, on any grounds.



18 SEP 2024

VERIFICATION



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

Verified by me at KOLKATA on this ^{16th}..... Day of September 2024

SATVAN REALTY

Shanku Satvan
Partner

DEPONENT

Identified by me
P. Chetty
Advocate

Solemnly Affirmed & Declared
Before me on identification

S. C. Ghosh

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India



18 SEP 2024