

02 FEB 2024

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



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

AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of **MR. SIDHARTH MANPURIA** being representative for the promoter of the proposed project vide its authorization dated **1st February, 2024**.

I, **SIDHARTH MANPURIA** son of Sri Sohan Lal Manpuria, aged about 40 years, Resident of 136, Jessore Road, "Avani Oxford", Phase 1, Flat No-6E/F, Block 5, Lobby 1, Bangur Avenue, North 24 Parganas, P.S. Lake Town, Kolkata 700055, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Promoter/Landowners have/ has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **02-12-2029**.

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175873

I. BASU

Advocate

High Court, Calcutta

NAME	High Court, Calcutta
ADD.	
Rs.	
- 9 NOV 2023	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C.O. Court	
2 & 3, K. S. Roy Road, KOL-1	

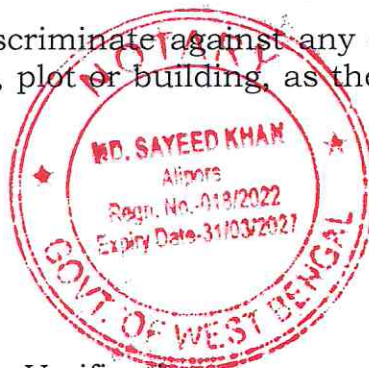
- 9 NOV 2023

9 NOV 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Identified by me

Advocate



Verification

SNS INFRA

[Signature]

Partner

Deponent

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 **01** day of **February**, **2024**.

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME U/S 139CPC, (C) CRPC

[Signature]
01/02/24

MD. SAYEED KHAN
NOTARY
GOVT. OF WEST BENGAL
REGD. NO.-018/2022
4, K. S. ROY ROAD, KGL-1
G-26, BATTIKAL 2ND LANE, KOL-24

02 FEB 2024

SNS INFRA

[Signature]
Partner

Deponent

