

Reg. No. 21/25

Book No. 338

16 JUL 2025

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

06AC 950570

FORM-B

AFFIDAVIT CUM DECLARATION

I, Ashok Saraf S/o Late Santosh Kumar Saraf aged 61 years R/o Flat No- 5B, 5TH Floor, 14/2, Burdwan Road, P.O – Alipore, district-south 24 Parganas duly authorized by the promoter of the proposed project Sugam Villa 18, do hereby solemnly declare, undertake and state as under:

1. That Sugam Griha Nirmaan Limited, Erode Merchants Private Limited, Alexia Dealers Private Limited and Arya Projects Limited have a legal title to the land on which the development of the project is to be carried out 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 development of 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 promoter is 7th May 2027.



16 JUL 2025

4058

SOLD TO K. C. KARMAKAR
OF Advocate
RS. High Court, Kolkata
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

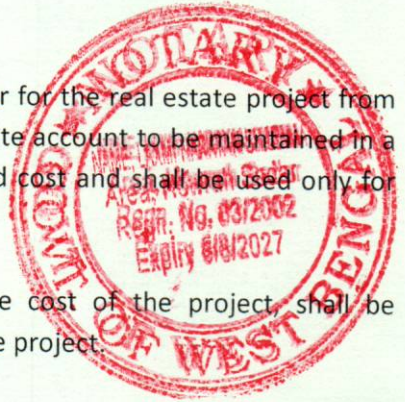
12 APR 2025

12 APR 2025



GOVT. STAMP VENDOR
KOLKATA

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



Ashokbaraf.



Deponent

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 16th day of July, 2025.

16 JUL 2025

**SOLEMENLY AFFIRMED &
DECLARED BEFORE ME ON
IDENTIFICATION OF ADVOCATE**

**L. N. SHARMA
NOTARY, GOVT. OF WEST BENGAL
REG. NO 63/2002**

Ashokbaraf.



Deponent