

SL. No. 192 18/07/25



34AA 615311

FORM-B

[See Rule 3(4)]

Affidavit Cum Declaration of **Shri Rohit Kumar Gupta** being representative for the Developer of the proposed project vide its authorization dated 06/06/2024...

I, **Shri Rohit Kumar Gupta**, (PAN- AQXPG1322L) & Aadhar No- **680365796812**, son of Late Ajay Kumar Gupta, by faith-Hindu, by occupation- Business, by Nationality- Indian, residing at 120, Sri Arabinda Road, P.S.-Golabari, & P.O.-Salkia, District-Howrah-711106, hereinafter referred to as the Developer of the proposed project do hereby solemnly declare undertake and state as under:-

1. That Empower project and others have 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

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স্মারক নং.....

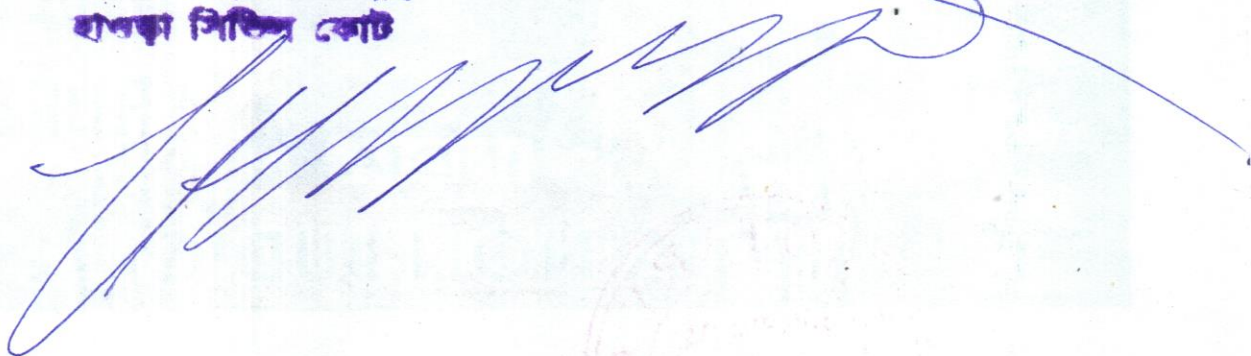
তারিখ.....

কর্তৃপক্ষ.....

স্থান.....

By Laxmi Gohra
to ~~Shamun~~ Prokta

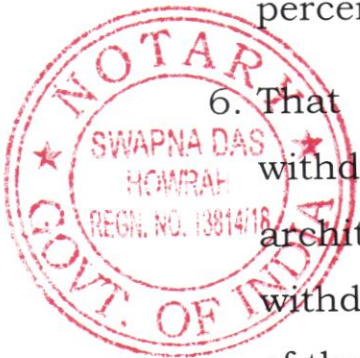
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along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by developer is 04/07/2030.....
4. The seventy per cent of the amount realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of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



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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.



For BIJAYLAXMI GRIHA NIRMAAN PVT. LTD.

[Signature]
Director
(Deponent)

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 *Howrah* on this...*18/7*...day of

July 2025 on Identification of the Advocate Signature/LT

ATTESTED

[Signature]
SWAPNA DAS
Notary Public for India
Regn. No. 13814/18
JUDGES' COURT HOWRAH

For BIJAYLAXMI GRIHA NIRMAAN PVT. LTD.

[Signature]
Director
(Deponent)

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Identified by me *Manik Lal Chakrabarty*
Advocate
Judges' Court Howrah
Advocate F/910/2004, M-9432472838