

09 JAN 2025

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



03AC 368358

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27

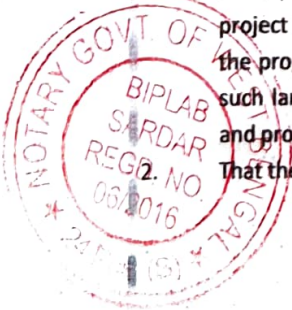
FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. RAMESH CHAND SINGHAL** Authorised Representative of  
Developer of the proposed project named "SHANTI KUNJ "I, **SRI. RAMESH CHAND SINGHAL** Authorised Representative of **SHANTI COTTAGE & INN  
PRIVATE LIMITED (Developer)** of the proposed project do hereby solemnly declare, undertake  
and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR have/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 the agreement between such owner and promoter for development of the real estate project is enclosed herewith.  
That the said land is free from all encumbrances.



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SHANTI COTTAGE &amp; INN PVT. LTD

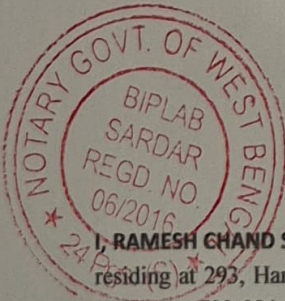
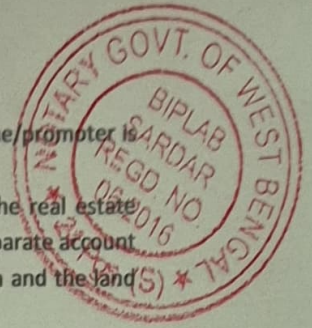
R.C. Singhal

Director

09 JAN 2025



3. That the time period within which the project shall be completed by me/promoter is 10<sup>th</sup> December, 2029
4. That seventy per cent 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That I / promoter shall take all the pending approvals on time, from 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 or building, as the case may be, on any grounds.



✓ SHANTI COTTAGE & INN PVT. LTD  
R.C. Singhal  
Director

Deponent

I, RAMESH CHAND SINGHAL ( PAN no : AKTPS2579R ) son of Late. Bisheswar Lal Singhal , residing at 293, Hari Sava Math, Brahmapur, Post Office : Garia, Police Station : Bansdrani, Kolkata - 700 084, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 9<sup>th</sup> Day of JAN , 2025

Advocate

Solemnly Affirmed & Declared  
before me on Identification

BIPLAB SARDAR,  
NOTARY  
Regd. No 06/2016  
Govt. Of W. Bengal

IDENTIFIED BY ME

Advocate

NABAKUMAR MUKHERJEE  
Advocate  
Alipore Criminal Court  
Kolkata-700 027  
Enrl. No. WB/2037/1999

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