



पश्चिम बंगाल WEST BENGAL

94AB 349988

707  
24.06.24  
Sgd. B...

Before the Notary Public  
Govt. of India **FORM-B**  
[ See rule 3 (4) ]

**AFFIDAVIT CUM DECLARATION**

**Affidavits cum Declaration of SISIR CHAKRABORTY being representative for the promoter of the proposed project vide its authorization dated 10.02.2024.**



I, **SISIR CHAKRABORTY**, S/o. Late Ramapati Chakraborty, aged 62 years, R/o Chinsurah Station Road, Mukherjee Bagan, Dharampur, P.O. Chinsurah RS, P.S. Chinsurah, Dist. Hooghly, West Bengal, PIN - 712102, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Sisir Chakraborty and others has 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

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Notary  
Govt. of India  
District Judges' Court Hooghly  
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...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

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 08/01/2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

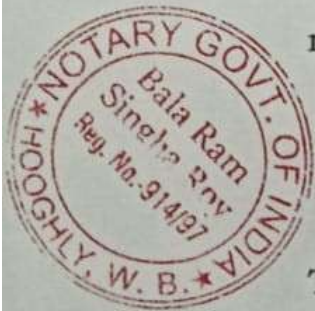
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amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 or garage as the case may be, on any grounds.



**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 Chinsurah on this 24<sup>th</sup> day of June 2024.

For TISTA CONSTRUCTION  
*Sisir Chakraborty*  
PARTNER

Deponent

Identified by me

Solemnly Affirmed & Declared  
before me & Identified  
by *[Signature]*  
.....d Advocate  
dt. *24.06* 2024

Bala Ram Singha Roy  
Notary  
Govt. of India  
District Judges' Court Hooghly

*[Signature]*  
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*Pannole Banerjee*  
Advocate  
MS 38216