

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

31AA 824336

Before the Notary  
Govt. of India, Durgapur  
Paschim Bardhaman

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **BALAI THAKURA** (Promoter) s/o Haradhan Thakura, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Vivekananda Park, Tetikhola, PO : Arrah, PS : New Township, Durgapur, Pin - 713212, Dist : Paschim Bardhaman, West Bengal and promoter of the proposed project "MANGALMURTI RESIDENCY" to be developed at 2/10, Vivekananda Park, Tetikhola, PO : Arrah, PS : New Township Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal;

I, **BALAI THAKURA** (Promoter) promoter of the proposed project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **BALAI THAKURA** (Promoter) 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 arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

Contd...Page 2



SUSANTA KUMAR MANDY, Notary  
Regn. No. 19749 Govt. of India  
Durgapur Paschim Bardhaman

21 JUN 2023



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 **15/09/2024**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I **BALAI THAKURA** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I **BALAI THAKURA** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That I **BALAI THAKURA** (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.

**MANGALMURTI DEVELOPERS**

Balai Thakura.

**Partner**

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 ..... 21<sup>st</sup> ..... on this ..... June ..... day of ..... 2023 .....

**MANGALMURTI DEVELOPERS**

Balai Thakura.

**Partner**

Deponent



Solemnly affirmed & declare  
Before me on identification  
Susanta Kumar Nandy  
SUSANTA KUMAR NANDY  
NOTARY, Regn. 19749 Durgapur

21 JUN 2023

Identified By Me  
Joy Roy  
Advocate