AF 680584

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 Mr. Surindam Dutta promoter of the proposed project;

I, Surindam Dutta, son of Late Gokul Dutta, residing at 6/79, Bijoy Garh, P.S: Jadavpur, P.O: Jadavpur, Kolkata: 700032, being the Partner of "M/S. BANERJEE AND DUTTA CONTRACTOR", having its registered office at 6/82, Bijoygarh Colony, P.S: Jadavpur, P.O: Jadavpur, Kolkata: 700032, do hereby declare that M/s. BANERJEE AND DUTTA CONTRACTOR is the promoter of the project, i.e., "ICCHA" constructed at 85/7/103, Minapara Road (Postal Premises No: 7/60, Bijoygarh Colony) under E.P. No: 1300, S.P. No: 2242, C.S. Dag No: 2308(P), Mouza: Arakpur, J.L. No: 39, P.S: Jadavpur, P.O: Jadavpur University, Kolkata: 700032 within the limits of Ward No: 95, Borough No: X, Kolkata Municipal Corporation, do hereby solemnly declare, undertake and state as under:

No Stamp

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

25 MAY 2024

1. That Tarun Karmakar, Tanuj Karmakar, Mausaumi Bhattacharyya, Sabita Ray, Sourav Ray, Dhriti Kanta Roy, Kripadipti Ghoshal, Dipa Ganguly, Anindita Bhattacharjee, Arundhuti Roy @ Arundhuti Dutta and Sayari Ray have the 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.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31st December, 2028.

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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the 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.

Deponent

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

2 5 MAY 2024

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 23rd day of May, 2024.

Deponent

Identified by me

Advocate

Identified by Me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.M.Court, Kolkata

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

25 MAY 2024

NOTARY
KOLKATA
REKHA TEWARI
Regn. No.
10288/13
GOVT. OF INDIA