

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Before the Notary  
Govt. of West Bengal  
Burdwan District  
Durgapur

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 Sri UJIAL GHOSH, duly authorized by the promoter of the proposed project "OMKAR SOCIETY BLOCK 3", vide his authorization date 7<sup>th</sup> July 2023

I, Sri UJIAL GHOSH duly authorized by the promoter of the proposed project "OMKAR SOCIETY BLOCK 3", do hereby solemnly declare, undertake and state as under:

1. That ASSUS REALCON & DEVELOPERS has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners Smt. RINA GHOSH, Sri MUKTIPADA GHOSH, Smt CHHANDA GHOSH, Smt. RAJKUMARI GHOSH, Smt. SHOBHA GHOSH along with an authenticated copy of development agreement Dtd. 16<sup>th</sup> October 2023 and power of attorney dtd. 7<sup>th</sup> December 2023 between such owner and promoter for development of the real estate project is enclosed herewith.

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Mrs. Atabi Banarjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No.-40/2007 Govt. of W.B.

01 APR 2024

SI No. 2033 Date 28 NOV 2023  
Sold to A. R. S. D  
Address D.A.P. 12  
Value of Stamp 20/-  
Date of Purchase of the Stamp 09 NOV 2023  
Paper from Treasury  
Name of the Treasury from where  
Purchased-Durgapur

Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-18  
Licence No-1/93

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 **31/12/2027**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

ASSUS REALCON & DEVELOPERS'  
*[Signature]*  
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 *D.S.* on this *10th* day of *April* 2024

ASSUS REALCON & DEVELOPERS'  
*[Signature]*  
Partner

Deponent



*[Signature]*  
Mrs. Atabi Banarjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No.-40/2007 Govt. of W.B.

01 APR 2024