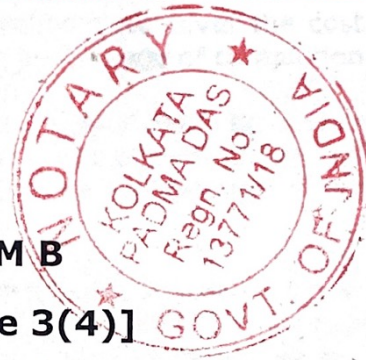


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 046199

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. Debasish Maitra promoter of the proposed project;

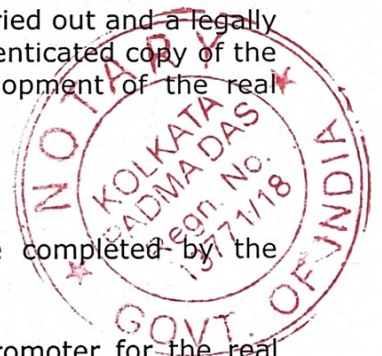
I, Debasish Maitra, son of Late Rathindra Nath Maitra, aged about 56 years residing at 3/33A, Vidyasagar Colony, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 being the Partner of "M/s. D.H. Construction", having its registered office at 1/5, Naktala, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 do hereby declare that M/s. D.H. Construction who is the promoter of the proposed project namely "Deborshi Apartment" constructed at 140, Ashoke Road, under R.S. Dag No: 361, R.S. Khatian No: 237 corresponding to L.R. Dag No: 356, L.R. Khatian No: 392 & 393 (Previously 294, 296, 298, 300 & 302), Mouza: Bademoshar, J.L. No: 31, P.S: Patuli (Formerly Jadavpur), P.O: Garia, Kolkata: 700084, within the limits of Ward No: 101, Borough No: XI, Kolkata Municipal Corporation, do hereby solemnly declare, undertake and state as under:

PADMA DAS
NOTARY
Regn. No.-1377/1/18
C.M.M's Court
Kolkata-700 001

22 AUG 2023

Debasish Maitra

1. That Sudip Kumar Sinha & Indrani Sinha, 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 ^{1st} July, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



Sebastish Maibeta
Deponent

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

22 AUG 2023



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 14th day of August, 2023.

Debashish Maitra
Deponent

Identified by me

Diptim Biswas
Advocate

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

Identified by Me
[Signature]
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1997
C.M.M Court kolkata

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

22 AUG 2023