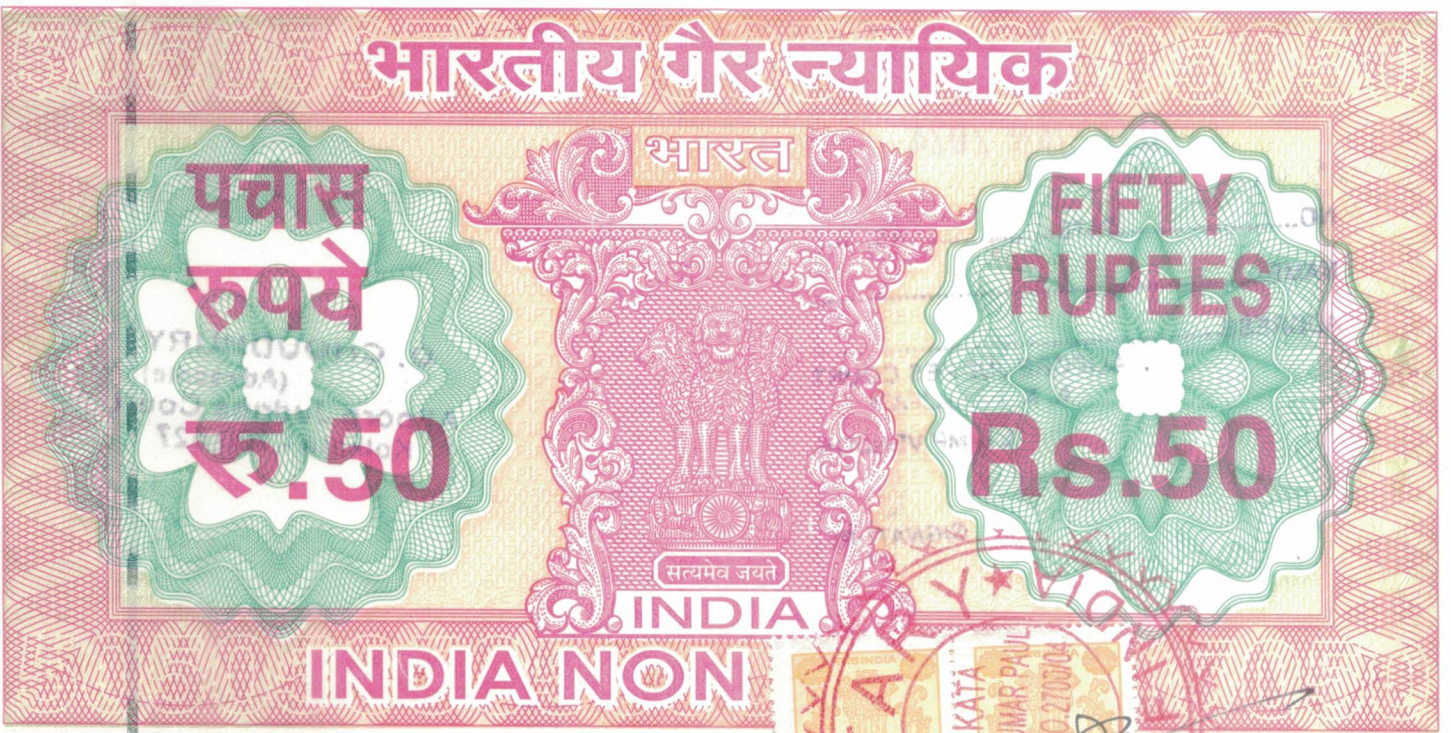


भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AF 680579

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

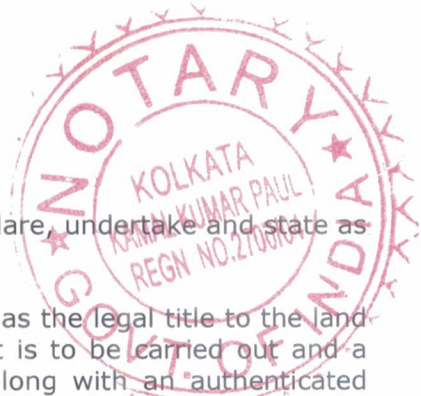
Affidavit cum Declaration of Joydev Chakraborty promoter of the proposed project;

I, Joydev Chakraborty, son of Hari Sankar Chakraborty, residing at F/43, Bapuji Nagar, P.O: Regent Estate, P.S: Jadavpur, Kolkata: 700092 being the Proprietor of "M/s. Joydev Chakraborty", having its registered office at D/53, Rabindrapally (Postal Premises No: 243, Rabindrapally, Block: D), Baghajatin D Block, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086 do hereby declare that M/s. Joydev Chakraborty is the promoter of the project, i.e., "Labanya Villa" constructed at 171, Ashoke Road (Postal Premises No: 50/1, Ashoke Road), under C. S. Dag No: 702, C. S. Khatiyān No: 27 corresponding to R. S. Dag No: 663, R. S. Khatiyān No: 23 corresponding to L. R. Dag No: 663, L. R. Khatiyān No: 403, 404 & 405, Mouza: Bademasur, J.L. No: 31, P.O: Garia, P.S: Patuli, Kolkata: 700084, within the limits of Ward No: 101, Borough No:

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. No. 2700/84
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

Joydev Chakraborty

24 FEB 2024



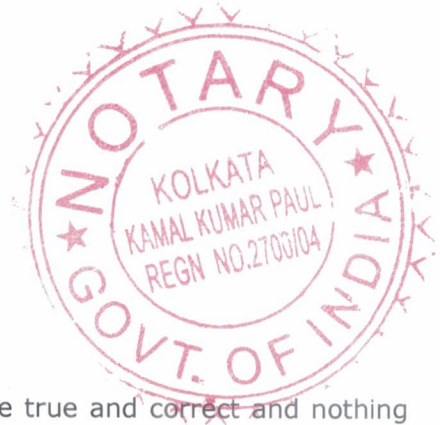
XII, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

1. That Suchitra Som, Sumitra De and Paramita Sen has 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, 2025.
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.

Jaydev Chakraborty

✓
KAMAL KUMAR PAUL
 NOTARY GOVT OF INDIA
 Regd. No. 2700/04
 C.M.M's Court
 2 & 3 Bankshall Street
 Kolkata-700001
24 FEB 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 16th day of February, 2024.

Jaydev Chakraborty

Deponent

Identified by me

Advocate

Identified by me
Mimadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C. M. M. Court kolkata

Signature Attested Only on
Identification of Ld. Advocate

Kamal Kumar Paul
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal

✓
KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd No. 2700/04
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

24 FEB 2024