

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

31AA 899351

Before the Notary  
Govt. of West Bengal  
Durgapur  
Durgapur, West Bengal

"A"

**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 SOMNATH PAUL**, duly authorized by the promoter of the proposed project "**SIDDHI APARTMENT**", vide his authorization date 4<sup>th</sup> September 2023

I, **Sri SOMNATH PAUL**, duly authorized by the promoter of the proposed project "**SIDDHI APARTMENT**", do hereby solemnly declare, undertake and state as under:

1. That **VISHWAKARMA REAL ESTATE** 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 are **Sri DHIREN DAS** and **Smt. SURBALA DAS** along with an authenticated copy of development agreement Dtd. 16<sup>th</sup> November 2021 and power of attorney dtd. 16/02/2024 between such owner and promoter for development of the real estate project is enclosed herewith.



VISHWAKARMA REAL ESTATE  
*Somnath Paul*  
Partner

Contd...Page 2

15 MAY 2024

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 31/12/2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

VISHWAKARMA REAL ESTATE  
Somnath Paul

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 Durgapur on this 15th day of May 2024

VISHWAKARMA REAL ESTATE  
Somnath Paul

Somnath Paul

Partner

Deponent



IDENTIFIED BY ME  
Shekhar Deb,

ADVOCATE

Abdur Hoque, Notary  
Durgapur, Paschim Bardhaman  
Regn. No.- 002/2023, Govt. of W.B.

15 MAY 2024