



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 388757

FORM-B  
[See rule 3(4)]



**AFFIDAVIT CUM DECLARATION**

**Affidavits cum Declaration of Mr. Pankaj Poddar being representative for the promoter of the proposed project vide its authorization dated 28<sup>th</sup> July 2023.**

I, Pankaj Poddar S/o Shiv Kumar Poddar about 48 years R/o N-5, CL-8, Salt lake Sector-III, Biddhannagar being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Pankaj Poddar, and others has a legal title to the land on which the development of the project is to be carried out, and a legally valid authentication of the 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 promoter is 10<sup>th</sup> September, 2026
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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

01 SEP 2023

*[Handwritten signature]*  
B. Com.  
Barrister at Law

6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

TRUSTWORTHY NIRMAN LLP

*Paricij Padma*  
Designated Partner

Deponent

**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 26<sup>th</sup> day of August 2023.

TRUSTWORTHY NIRMAN LLP

*Paricij Padma*  
Designated Partner

Deponent



SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

PADMA DAS  
NOTARY

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

01 SEP 2023

*Paricij Padma*  
B.A., LL.B., Advocate  
Bar, C.M.M's Court  
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