



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

SEAL OF THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



FORM -'B'
[See rule 3(4)]

BEFORE THE NOTARY PUBLIC AT BARUIPUR, KOL- 144

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr./Ms. SUBHASIS MANDAL, Proprietor of **FREESTYLE ENTERPRISES**, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 3rd Jan 2024;

I, Sri Subhasis Mandal, S/o Sri Mahadev Mandal, resident of B-1/5, 002, Prantik, Peerless Housing Society, Sonarpur, Kolkata – 700150, Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

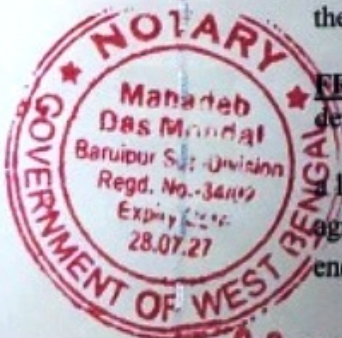
1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

FREESTYLE ENTERPRISES have/has a legal title to the land on which the development of the proposed projects to be carried out

AND

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.



03 JAN 2024

1075 03/01/24

No. Date

Name.. Subhasis Mandal proprietor freestyle

Address Sonarpur 101-700150

Value.. 50
Vendor.....

[Handwritten signature]

SARABUDDIN GAZI
Registrar Civil & Criminal Court



NOTARY PUBLIC
WEST BENGAL



2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 31/05/2024.
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ascheduled 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 in 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 authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sukhasis Mondal

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this 3RD day of JAN 2024

Sukhasis Mondal

Deponent

Identified by me

Srujan
Advocate



10 3 JAN 2024

Solemnly declared and affirmed before me on identification at AM/PM under Notary ACT 1957

Mahadeb
MONDAL
NOTARY
Regd. No.-34/2002
West Bengal