

Serial No. A. 204/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 374498



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Samitava Dutta being representative for the Promoter of the proposed project vide its authorization dated 22.08.2023.

I, Samitava Dutta son of Late Hare Krishna Dutta aged about 48 years of B-34, Survey Park, Santoshpur, Kolkata-700075 being representative for the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Calcutta Shelter Pvt. Ltd. has a legal title to the land on which the Development of the project is proposed
OR
That Smt. Anurupa Sen 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:

Contd.....

22 AUG 2023



22 AUG 2023

NO 2609

Date

Name.....

Calcutta Shelter Pvt. Ltd.

Address.....

B-34, Smorey Park

Rs 100/-

Sankosh para. Kol. 75

Pijush Kanti Chakraborty
 Licence Stamp Vendor



Alipore Police Court
 Kolkata-700 021

(02)



3. That the time period within which the project shall be completed by Promoter is 30.06.2025
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 utilized 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.

CALCUTTA SHELTER PVT. LTD.

Sanjit Kumar Datta

DIRECTOR

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 22nd day of August 2023.

Solemnly Affirmed & Declared
before me on identification



T. K. Dey, Notary
Alipore Judge/Police Court, Cal-27
Reqd. No.-1537/2000, Govt. Of India

CALCUTTA SHELTER PVT. LTD.

Sanjit Kumar Datta

DIRECTOR

Deponent

Identified by me
Nabakumar Mukhopadhyay
Advocate

22 AUG 2023 Alipore Police Court
Enrl. No.-WB/2037/1999

Advocate

22 AUG 2023