

S.L No- 1161 Dated - 15/07/2023



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

We, (1) Mr. Sukamal Bairagya, aged about 35 years, son of Shri Chandramadhab Bairagya, by Nationality - Indian, by religion - Hindu, by Occupation - Business, resident of Pataihat, Post Office - Dainhat, Police Station - Katwa, District- Purba Bardhaman, Pin- 713502, and (2) Mr. Arijit Ghosh, aged about 29 years, son of Shri Sanjib Ghosh, by Nationality - Indian, by religion - Hindu, by Occupation - Business, resident of Sabujpally, Bandhgora, Bolpur, Post Office and Police Station - Bolpur, District- Birbhum, Pin- 731204 legal Partners of **M/S UTTARAN REALTOR** (A Partnership Firm) promoters of the proposed Project - "**SATYANARAYAN ARCADE**", situated at Holding No- 41/1/A, Visva Bharati Road East, Bolpur, Birbhum, West Bengal, Mouza - Bolpur, Under Bolpur Municipality, Ward No.: 7(4), J.L.No-99, L.R. Plot No-942, L.R. Khatian No- 26936, 26937, 26939, Police Station- Bolpur, Post Office- Bolpur, District- Birbhum, West Bengal, India do hereby solemnly declare, undertake and state as under:

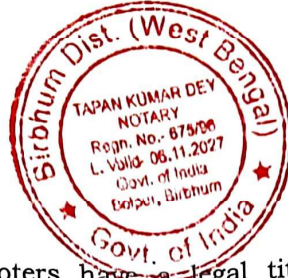
TAPAN KUMAR DEY
NOTARY
Regn. No.- 675/96
Govt. of India
Bolpur, Birbhum

15/07/2023

For, Uttaran Realtor
Arijit Ghosh
Partner

For, Uttaran Realtor

Sukamal Bairagya
Partner



1. That we promoters have a legal title to the land on which the development of the project is proposed 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 promoter is 30th December, 2025.
4. That seventy per cent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

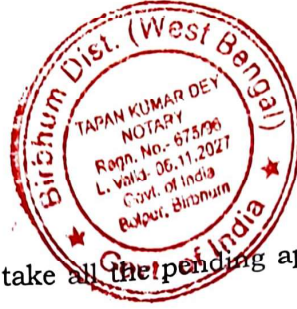
Tapan Kumar Dey
TAPAN KUMAR DEY
NOTARY
Regn. No.- 675/96
Govt. of India
Bolpur, Birbhum

15/11/2023

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.

Abhishek
For, Uttaran Realtor
Abhishek
Partner

Sujamal Bairappa
For, Uttaran Realtor
Sujamal Bairappa
Partner



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 prescribed 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.

For, Uttaran Realtor
Asijit Das
Partner

For, Uttaran Realtor
Sukamal Bairagya
Partner
(Deponent)

Verification

I, Mr. Sukamal Bairagya, Son of Chandra Madhab Bairagya, resident of Pataihat, P.O. - Dainhat, P.S.-Katwa, Dist.- Purba Barddhaman, West Bengal-713502 do solemnly affirms that the contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bolpur on this 15th day of July, 2023

Identified by
Subrata Garai
Advocate

Sukamal Bairagya
(Deponent)

Solemnly Affirmed
&
Declared before me
on identification of
Advocate

Tapan Kumar Dey
TAPAN KUMAR DEY
NOTARY
Regn. No.- 675/96
Govt. of India
Bolpur, Birbhum

15/07/2023