

SL. NO. 852 / 20. 24

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

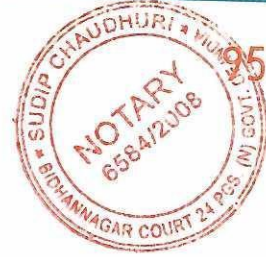
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM B

(See rule 3(4)]



95AB 190904

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 PIYUSHMANYATA PROJECTS PVT. LTD.
promoter of the proposed project "SJ MADHABALAYA"

I, RAJESH KUMAR JHAJHARIA duly authorized by the promoter of the
proposed project do hereby solemnly declare, undertake and state as under:

Dipen Bhowmik and 9 others have a legal title to the land on which
the development of the proposed project is to be carried out
AND

27 AUG 2024

PIYUSHMANYATA PROJECTS PVT. LTD.

Director/Authorised Signatory

7 1 MAR 2024

No: 2231 Date:Rs 00.00

Name:

Address:

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

R. DUTTA
Advocate
Alipore Judges Court
Koi-27

Signature  Vendor

7 4 MAR 2024

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.



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31/01/2026.
3. That seventy per cent of the amounts realised 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 a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

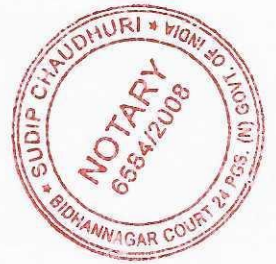
PIYUSHMANYATA PROJECTS PVT. LTD.

Director/Authorised Signatory
Deponent

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs.

27 AUG 2024

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 27th day of Aug. 2024

PIYUSHMANYATA PROJECTS PVT. LTD.

Director/Authorised Signatory
Deponent

ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

Identified by me

Advocate
MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

27 AUG 2024