



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

80AB 668716

Sl. No.	61
Date	01/07/23

FORM -'B'

[See rule 3(4)]

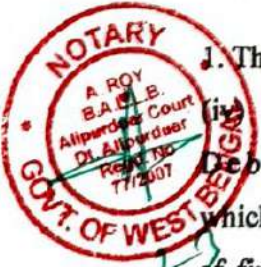
**Affidavit cum Declaration**

Affidavit-cum-Declaration of Sudipto Banerjee duly authorised by the Promoter/Developer (Doorswinds Projects Pvt. Ltd.) of the proposed project (Aradhana Apartment), vide it's authorization date 01<sup>st</sup> July 2023.

I, Sudipto Banerjee duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

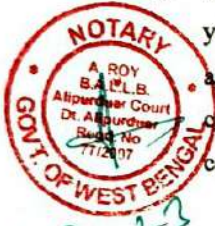
J. That, (i) Mr. Suman Krishna Goutam (ii) Mr. Dipak Kumar Gautam (iii) Mrs. Suparna Goutam (iv) Mrs. Pampa Goutam (v) Mrs. Ankita Ghosh Goutam (vi) Miss Debodatta Goutam (vii) Miss Somdatta Goutam have legal title to the land on which the development of the project (Aradhana Apartment) is proposed in the capacity of Directors of firm, being land owner entered in a Joint Development Agreement with Promoter/Developer.

AND



A legally valid authentication of title of such land along with an authenticated copy of the Development 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 the promoters within 31/05/2026 .
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 a scheduled bank to cover the cost of construction/development 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.
11. The Promoters shall abide the provision in section 17 with clause (n) of section 2 relating to common area.



*Sudipto Banerjee* Sd/-  
Director  
Deponent  
Doorswinds Projects Pvt. Ltd.

Verification  
*Durba Banerjee*  
Director

I, the deponent above, do hereby 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 by us at Alipurduar Court on this 3<sup>rd</sup> day of July, 2023 .

Solemnly affirm before me at Alipurduar on 01/07/23  
*A. Roy*  
A. ROY B.A.L.L.B.  
NOTARY (ADVOCATE)  
Alipurduar  
Registration No.77/2007

IDENTIFIED BY ME  
*[Signature]*  
ADVOCATE  
ALIPURDUAR COURT  
No 47 Dt 1/2/23

Sd/-  
Deponent  
Doorswinds Projects Pvt. Ltd.  
*Sudipto Banerjee*  
Director  
Doorswinds Projects Pvt. Ltd.  
*Durba Banerjee*