



West Bengal WEST BENGAL

92AB 448548

Before the Notary  
Govt. of West Bengal  
Burdwan District  
Durgapur

**FORM 'B'**

[See rule 3(4)]

**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 **Sri SUBHADIP MONDAL**, duly authorized by the promoter of the proposed project "**PUSHPANJALI**", vide his authorization date 4<sup>th</sup> November 2023

I, **Sri SUBHADIP MONDAL** duly authorized by the promoter of the proposed project "**PUSHPANJALI**", do hereby solemnly declare, undertake and state as under:

1. That **SHIVAM BUILDERS & DEVELOPERS** has a legal right to the land on which the development of the proposed project is proposed.

**AND**

A legally valid authentication of right of such land owner **Sri BIDYUT BARAN MANDAL** along with an authenticated copy of development agreement dated on 18<sup>th</sup> August 2022 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.

Mrs. Atabi Banarjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No.-40/2007 Govt. of W.B.

30 MAR 2024



3. That the time period within which the project shall be completed by promoter is 30/04/2026.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under Act.
10. 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.

SHIVAM BUILDERS AND DEVELOPERS

Subhadip Mondal  
Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Durgapur on this 30 March day of 2024

SHIVAM BUILDERS AND DEVELOPERS

Subhadip Mondal

Partner

Deponent



Atabi Banarjee  
Mrs. Atabi Banarjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No. -40/2007 Govt. of W.B.

IDENTIFIED BY ME  
C. Chatterjee  
ADVOCATE

30 MAR 2024