



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

86AB 731211

BEFORE THE NOTARY PUBLIC AT JHARGRAM

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 1) SRI SANJAY DHAMIJA, S/o – Late Avinash Dhamija, Resident of Nutandihi, Jhargram, P.O. & P.S. – Jhargram, Dist. – Jhargram & 2) SRI KINGSHUK MAITY, S/o – Sri Nishikanta Maity, Resident of Bachurdoba, Jhargram, P.O. & P.S. – Jhargram, Dist. – Jhargram, the partners of Kalpataru Developer, a partnership firm, promoter of the proposed project "KALPATARU APARTMENT".

WE 1) SRI SANJAY DHAMIJA & 2) SRI KINGSHUK MAITY, the partners of Kalpataru Developer, a partnership firm promoter of the proposed project do hereby solemnly declare, undertake and state as under.

That we / promoter have / has a legal title to the land on which the development of the project is proposed.

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 real estate project enclosed herewith.

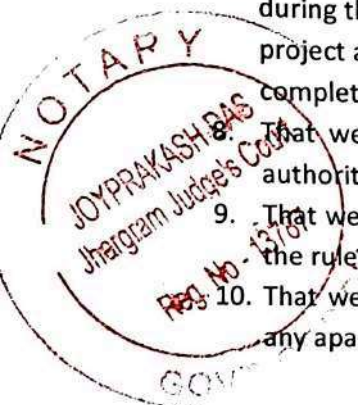
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 12 (Twelve) months.i.e. 16th August 2024

JOYPRAKASH DAS
NOTARY (Govt. of India)
Jhargram Judge's Court (W.B)

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4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we / 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.
8. That we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.



KALPATARU DEVELOPER
Sanjay Dhamija
 Partner

KALPATARU DEVELOPER
Kingshuk Maity
 Partner
 Deponent

Verification



We, 1) **SRI SANJAY DHAMIJA**, S/o – Late Avinash Dhamija, Resident of Nutandihi, Jhargram, P.O. & P.S. – Jhargram, Dist. – Jhargram & 2) **SRI KINGSHUK MAITY**, S/o – Sri Nishikanta Maity, Resident of Bachurdoba, Jhargram, P.O. & P.S. – Jhargram, Dist. – Jhargram, the partners of Kalpataru Developer, a partnership firm do solemnly affirm and confirm that the contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Jhargram on this 19th day of July, 2023.

KALPATARU DEVELOPER
Sanjay Dhamija
 Partner

KALPATARU DEVELOPER
Kingshuk Maity
 Partner
 Deponent

Verified before me at this 19th day of July, 2023 at Jhargram.

Date: 19/07/2023

SOLEMNLY AFFIRM BEFORE NOTARY
 PUBLIC AT- JHARGRAM (WB)

NO - 83
 identified by-

J. P. Das
 NOTARY

N. Das (Adv) 19 JUL 2023

Nilesh Das
 Advocate
NILESH DAS, Advocate
 Jhargram Judges' Court
 Enrolment No- F/740/2012
 Contact No- 9635478630
 email:
 Nileshshare87@gmail.com