



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL KOLKATA KAMAL KUMAR PAUL 90AB 095573  
REGN NO.2700/04

FORM 'B'

[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr Biswadeep Ganguly duly authorized by the promoter of the proposed project "Sunbright Southern", vide his authorization dated 09/08/2024

I, Mr Biswadeep Ganguly, duly authorized by the promoter of the proposed project "Sunbright Southern", do hereby solemnly declare, undertake and state as under:

1. That, (1) Sri Subir Kumar Basu and (2) Smt. Sujata Basu have a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legally valid authentication of title of such land along with an authenticated copy of 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 31/03/2028.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.Ms' Court  
2 & 3 Bankshall Street

Sunbright Developers Pvt. Ltd  
Biswadeep Ganguly  
Director

1919

সংখ্যিক নং : ..... 04 JUL 2024

তারিখ : .....

ক্রেতা : .....

S. Ghosh  
Advocate

গ্রাহ্য : .....

District Judges' Court  
Barasat, North 24 Parganas

মূল্য : .....

ভেদার : .....

দেগলা এ.ভি.এস.আর. অফিস

উত্তর ২৪ পরগণা।

ক্রয়ের তারিখ : .....

মোট মূল্য : .....

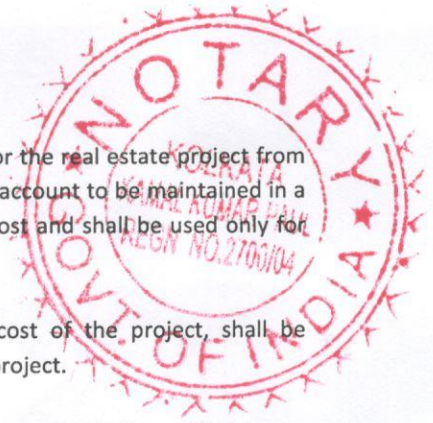
ক্রয়কারী অফিস-বারাসাত

ভেদার মোঃ নজরুল ইসলাম





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



**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 14<sup>th</sup> Day of August, 20 24.



Identified by me  
  
**TINA DAS**  
 Advocate  
 Regn No. - F-1322/21

For Sunbright Developers Pvt. Ltd  
  
 Bikramdas Ghosh

Deponent

Solemnly Affirmed & Declared Before  
 me on identification of Id. Advocate  


**KAMAL KUMAR PAUL**  
**NOTARY GOVT. OF INDIA**  
 Regd. No. 2700/04  
 C.M.Ms' Court  
 2 & 3 Bankshall Street  
 Kolkata-700001

**KAMAL KUMAR PAUL, NOTARY**  
 Govt. of India Rean. No.-2700/04

**14 AUG 2024**