

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL BEFORE THE NOTARY PUBLIC AT CHANDANNAGAR 31AA 650758

AFFIDAVIT CUM DECLARATION

[Order No -309 –RERA , dated 15.03.2023.]

I, Mandira Bhattacharya, W/o Sri Surajit Bhattacharya, Proprietor of ADITYA CONSTRUCTION, Promoter of on going project (Bibhuti Abason) do hereby solemnly declare, undertake and state as under:

1. That the Agreement For sale / Builder Buyer agreement of my Project [BIBHUTI ABASON] is in accordance to Annexure –A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by me violate the provisions of the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules 2021.
3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation & Development) Act 2016 & the West Bengal Real Estate (Regulation & Development) Rules 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOUGHLY

13 JUL 2023



ADITYA CONSTRUCTION
Mandira Bhattacharya
Deponent.
Proprietor

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 Mr./Ms. Mandira Bhattacharya promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12.07.2023.

I. Mandira Bhattacharya promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / 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 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 me/promoter is 02.12.2025.
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 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.

ADITYA CONSTRUCTION
Mandira Bhattacharya
Deponent

Proprietor

Verification

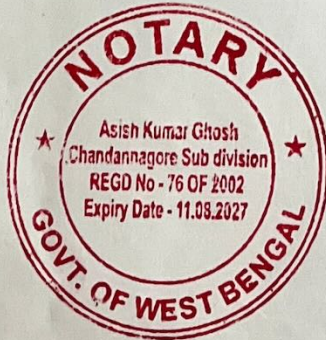
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____

ADITYA CONSTRUCTION
Mandira Bhattacharya
Deponent

Proprietor

ASISH KUMAR GHOSH
NOTARY
REGD. NO 76 OF 2002
CHANDERNAGORE
HOOGHLY



SIGNATURE ATTESTED

A. K. Ghosh
NOTARY
Chandannagar

13 JUL 2023