



पश्चिम बंगाल WEST BENGAL

33AA 375788



Before the Notary (W.B.)  
Barasat, North 24 Pgs.

**BEFORE THE NOTARY PUBLIC AT BARASAT**

**AFFIDAVIT-CUM-DECLARATION**

Affidavit cum Declaration of **NIRMAN**, promoter of the proposed project named "**DEBALAY**", represented by its proprietor **MR. RAJU DUTTA**;

I, **MR. RAJU DUTTA**, (PAN NO **AFYPD4033R**), son of Badal Dutta, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at Gorakshabasi Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, proprietor of **NIRMAN**, a proprietorship firm having its registered office at 13, Dum Dum Road, P.O. Motijheel, P.S. Dum Dum (old) Nagarbazar (New), Kolkata - 700074, District - North 24 Parganas, promoter of the proposed project named "**DEBALAY**", do hereby solemnly declare, undertake and state as under:

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1. I/Promoter have/ has 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 the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31<sup>st</sup> December, 2025.
4. That seventy percent of the amount 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.



That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.

6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it proportion to the percentage of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

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produce a statement of account 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 withdrawal has been in compliance with 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.



**NIRMAN**

*Rajendra*

**Proprietor**

DEPONENT

**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 Dum Dum on 21<sup>st</sup> Day of August of 2024.

**NIRMAN**

*Rajendra*

**Proprietor**

DEPONENT

Solemnly Affirmed to this *21st*  
Day of *Aug* 20. 2024  
Identified by *S. Das* Advocate

S. K. DAS  
Notary (W.B.)  
Rarasat, North 24 Pgs  
Regn No 19/96

**21 AUG 2024**

Identified by me  
*Sandeep Das*  
**Advocate**

**21 AUG 2024**

CHECKED BY  
*[Signature]*  
NOTARY CLERK