

पश्चिम बंगाल WEST BENGAL



**FORM-B**

[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr Sachin Kumar Bhalotia, promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 03-04-2023:**

I, **Sachin Kumar Bhalotia** son of Late Shyam Narayan Bhalotia aged 46 yrs of Suite No.50, 2<sup>nd</sup> Floor, 209 A J C Bose Road, Kolakta-700017 (WB) 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, Sachin Kumar Bhalotia and others 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 the 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 **30<sup>th</sup> September 2025** (Project Completion Date).
4. That seventy per cent of the amounts realised by the 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.

19 APR 2023

327244

30 MAR 2023

S.L. No.....Sold To.....

Rs.....Addr.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

Derashilpi Estate  
Developers Pvt. Ltd.

Issue Date.....Sign.....

209, A.J.C. Bose Rd, Kol-1

30 MAR 2023

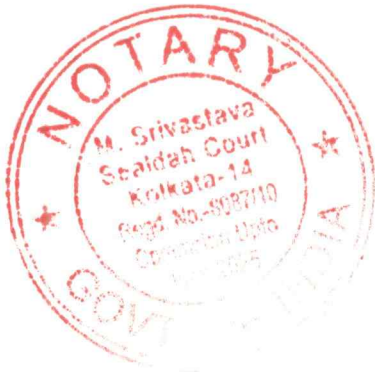


30 MAR 2023



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

**Deponent**  
**For Devashilpi Estate Developers Private Limited**



*Sachin Kumar Bhalotia*  
**Sachin Kumar Bhalotia**  
**(Authorized Signatory)**

**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 19<sup>th</sup> day of April 2023

**Deponent**  
**For Devashilpi Estate Developers Private Limited**

*Sachin Kumar Bhalotia*  
**Sachin Kumar Bhalotia**  
**(Authorized Signatory)**



**Solemnly Affirmed &  
Declared Before me  
in Identification of L.D. Advocate**

*Mukul Srivastava*  
**MUKUL SRIVASTAVA**  
Notary Govt. of India  
Regd. No. 8037/10  
Expiry on 25/06/2025

**19 APR 2023**