

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

32AA 863426

Before The Notary Public
Barasat, North 24 Pgs

FORM 'B'

[See Rule 3(4)]

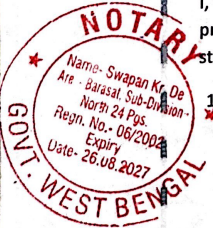
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. ABHIK CHANDRA CHOUDHURY, duly authorized by the promoter of the proposed project "FAIR ENCLAVE", vide his authorization dated 02/12/2023.

I, MR. ABHIK CHANDRA CHOUDHURY, duly authorized by the promoter of the proposed project "FAIR ENCLAVE", do hereby solemnly declare, undertake and state as under:

1. **Bikash Chandra Saha and Bani Saha** has a legal title to the land on which the development of the proposed project is to be carried out.



নং -

448

সন ও তারিখ -

9.12.23

প্রেরতার নাম -

সাকিন -

P. Banerji

স্ট্যাম্প মূল্য -

ভেজান -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ডেভেলপার - শ্রী হাব্বান চন্দ্র সাহু

টি.ভি. নং -

OCT 2023

তারিখ -

6000000

মোট স্ট্যাম্প মূল্য -

ইজারী অফিস - বারাসাত

32AR 883425

WEST BENGAL



৪৪৮
৯ ডিসেম্বর ২০২৩

FORM B

(See Rule 7(a))

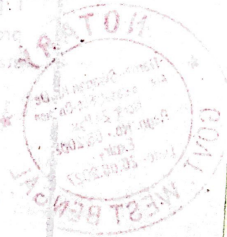
DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT cum DECLARATION

Affidavit cum Declaration of MR. ABHIJIT CHANDRA CHOUDHURY, duly authorized by the promoter of the proposed project "FAIR ENCLAVE", who has authorized dated 02/12/2023.

I, MR. ABHIJIT CHANDRA CHOUDHURY, duly authorized by the promoter of the proposed project "FAIR ENCLAVE", do hereby solemnly declare, undertake and state as under:


That, Abanjan Saha and Bin Saha 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

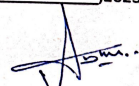
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **30.04.2025**
4. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited 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.


Deponent

VERIFICATION

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

Verified by me at BARASAT on this 4TH Day of DECEMBER, 2023.

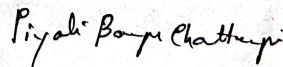

Deponent
Identified by me

Solemnly Affirmed Before Me
this 4th day of Dec, 2023
Duly identified By P. B. Chatterjee Advocate


S.K. De
Notary

Govt. of W.B., Barasat
North 24 Parganas

04 DEC 2023


Piyali Banerjee Chatterjee
Advocate

