



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

87AB 004686

BEFORE THE NOTARY
KOLKATA-700 027



FORM 'B'

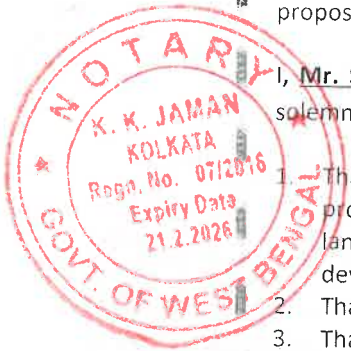
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shekhar Kumar Deb, duly authorized by the promoter of the proposed project, vide his authorization dated 30/08/2023.

I, Mr. Shekhar Kumar Deb, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Mrs Shampa Deb has a legal title to the land on which the development of the proposed project "DEBARCHONA" 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 31/08/2025.



Identified by me

Debasish Chowdhury
Advocate
Alipore Judges Court, Flat-27
WB / 929 / 1988

05 SEP 2023

85446

SL. No.
Name : **S. K. SAHA, Advocate**
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
1/1 Netaji Subhas Rd.,
Kolkata-1

Date:

19 JUL 2023

Arjun Kr. Saha
Licensed Stamp
Vendor



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

DEB ENGINEERING ENTERPRISES

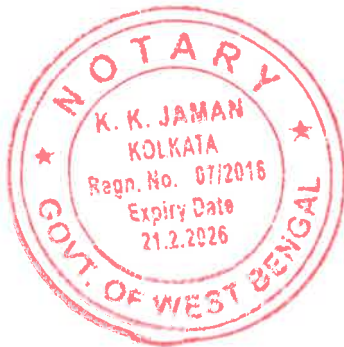
Shekhar kumar Deb
Sole Proprietor

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 Kolkata on this 04th Day of September, 2023.



Signature attested
on Identification
K. K. Jaman
Kazi Khalekujjaman
Notary, Govt. of West Bengal
Regd. No.:07/2016
Kolkata

Identified by me
Debasish Chowdhury
Advocate
Alipore Judges Court, Kol-27
WB / 929 / 1983

05 SEP 2023