



बिचम बंगाल WEST BENGAL

70AB 507872

Before the Notary (W.B.)  
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 AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr Santanu Nag, duly authorized by the promoter of the proposed project "PALASH KOLI", vide his authorization dated 17/04/2023.

I, Mr. Santanu Nag, duly authorized by the promoter of the proposed project "PALASH KOLI", do hereby solemnly declare, undertake and state as under:

1. That Bharat Shelter Development Limited has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right 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.

Sl. No. 297  
10 5 JUL 2023





3. That the time period within which the project shall be completed by us/promoter is **31/12/2030**.
4. That seventy percent of the amounts realised by us/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.



**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 5th Day of July, 2023

Solemnly Affirmed to this 05th  
Day of July, 2023  
Identified by A. Roy Advocate

**S. K. DAS**  
Notary (W.B.)  
Barasat, North 24 Pgs.  
Regn No.- 19 '96

**CHECKED BY**  
[Signature]  
**NOTARY CLERK**

**05 JUL 2023**

Identified by  
Abhimanu Roy  
Advocate

