

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AK 864251

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



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 Sanjay Debnath promoter of the proposed project;

I, Sanjay Debnath, son of Late Kumud Bandhu Debnath residing at 2, Deshbandhu Nagar, Sodepur, P.O: Sodepur, P.S: Khardah, Kolkata: 700110 being the Partner of "M/s. Manika Gupta and Sanjoy Debnath", having its registered office at 2/56A, Netaji Nagar, P.O: Regent Estate, P.S: Netaji Nagar, Kolkata: 700092 do hereby declare that M/s. Manika Gupta and Sanjoy Debnath is the promoter of the project, i.e., "Manjha" constructed at 35A, Naktala under C.S. Dag No: 132 and 143, C.S. Khatian No: 150, 33 & 34, Mouza: Naktala, J.L. No: 32, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047, within the limits of Ward No: 100, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

26 JUL 2024 *Sanjay Debnath*





1. That Elina Gupta, Chandana Gupta, Kamalika Gupta, Chandrima Gupta & Agniswar Gupta has the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31st January, 2028.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Sanjay Debnath

Deponent

26 JUL 2024

Identified by me
Sowadish Banerjee
Advocate
WB-21/1986

Signature attested
on identification

Marufa Khatoon

MARUFA KHATOON
Notary Govt. of India
Regd. No.-13815/2018
Alipore Judges' Court

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 Kolkata on this 25th day of July, 2024.

Sanjay Debnath

Deponent

Identified by me

Advocate



Signature attested
on identification

MARUFA KHATOON
Notary Govt. of India
Regd. No.-13815/2018
Alipore Judges' Court

26 JUL 2024