

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM-B
[see rule 3(4)]



AP 005572

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mukesh Kumar Sharma duly authorized by the promoter of the proposed project vide his authorization dated 11.03.2023

I, Mukesh Kumar Sharma Son of Mahesh Kumar Sharma aged 39 years R/o 5B, Judges Court Road, Kolkata - 700027 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I Madhai Das, Rinku Das and Sujit Boase have 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 promoter is 30th day of June, 2026.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

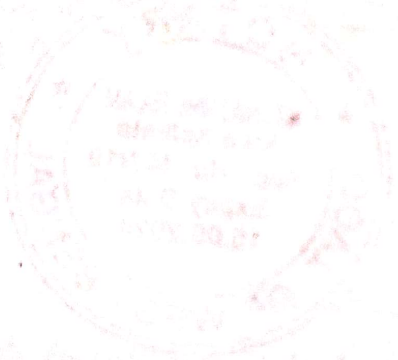
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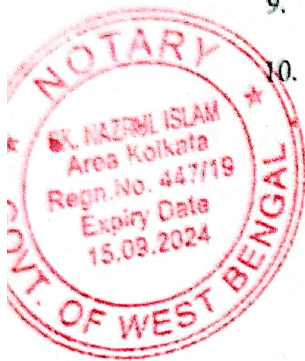
AWANI KUMAR ROY
Advocate
10, Kiron Shankar Roy Road,
1st Floor, Kolkata-700 001

NAME _____
AGE _____
To _____
- 2 JAN 2023
SURANJAN BUKHERJEE
Licensed Estate Vendor
C.C. Court
2 B, 2nd Fl., S. Park Road, Kol-1

- 2 JAN 2023
- 2 JAN 2023



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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



M. K. Sharma

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 17 day of March, 2023

M. K. Sharma

Deponent ✓

Identified by me,
 Nabanta Deb Roy,
 Advocate.

WB-1728 of 2003



Solemnly Affirmed and
 Declared before me U/S 139
 CPC, U/S 297 (1) CrPC

(Signature)
 Notary

SK, Nazrul Islam
 Notary, Govt. of W.B.
 Regn. No. 447/19
 City Civil Court, Calcutta

17 MAR 2023