

भारतीय गैर न्यायिक

दस
रुपये

₹.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

Before the Notary
Govt. of West Bengal 76AB 066532
Durgapur
District-Paschim Bardhaman

FORM 'B'

[See rule 3(2)]

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 Sri MANOJ CHOUDHARY, duly authorized by the promoter of the proposed project "PRIME TOWER", vides his authorization date 4th November 2023.

I, Sri MANOJ CHOUDHARY duly authorized by the promoter of the proposed project "THE PRIME TOWER", do hereby solemnly declare, undertake and state as under:

1. That **STAR ASSOCIATES** 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 declaration that this project land has our own land of promoter, hence Development Agreement & Power Development of Attorney are not necessary of the real estate project, declaration is enclosed herewith.

Contd...Page 2



03 MAY 2024

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 **31/01/2028**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

STAR ASSOCIATES

Mey Chowdhury
Partners

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 *Durgapur* on this *2nd* *May*..... day of *STAR ASSOCIATES*

2024
Mey Chowdhury
Partners

Deponent



IDENTIFIED BY ME
[Signature]
ADVOCATE

Abdul Hoque
ABDUL HOQUE, NOTARY
Durgapur, Paschim Bardhaman

02 MAY 2024