



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 263434

Before The Notary of  
Alipore Judges Court  
Calcutta-27



**FORM 'B'**

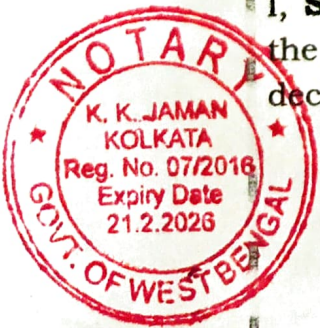
[See Rule 3(4)]

**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 **MR. SUBHASIS CHATTERJEE**, duly authorized by the promoter of the proposed project "Sarada Bhawan", vide its authorization dated 02.11.2023.

I, **SUBHASIS CHATTERJEE**, duly authorized by the promoter of the proposed project "Sarada Bhawan", do hereby solemnly declare, undertake and state as under:



18 NOV 2023

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Serial No. 871 Date

Name D.N. Parui Advocate

Address Alipore Judges' Court, Kol-27

Value Rs. 10/- P

BIDYUT KR. SAHA

Licence Stamp Vender  
Alipore Judges' Court 24 Pgs. (S)  
Kolkata-700 027

Stamp Vendor

Signature





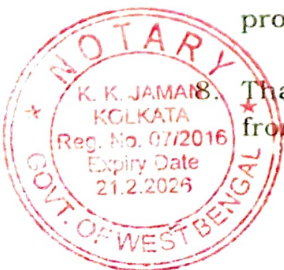
1. Ranjana Nag and Anjana Aich have a legal title to the land on which the development of the proposed project is to be carried out

**AND**

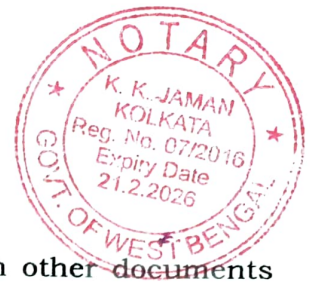
A legally valid authentication of title of such land along with an authenticated copy of Agreement between such owners and promoter for development of the real estate project is enclosed herewith.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

That I / promoter shall take all the pending approvals on time, from the competent authorities.



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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.

**EMMCON**  
  
 Partner

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 18<sup>th</sup> Day of November, 2023.


**EMMCON**  
  
 Partner

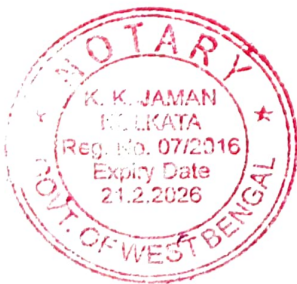
Deponent

Identified by me,



Advocate

Signature attested  
 in identification  
  
 Kazi Khalequjaman  
 Notary, Govt. of West Bengal  
 Regn. No.: 07/2016  
 Kolkata



18 NOV 2023