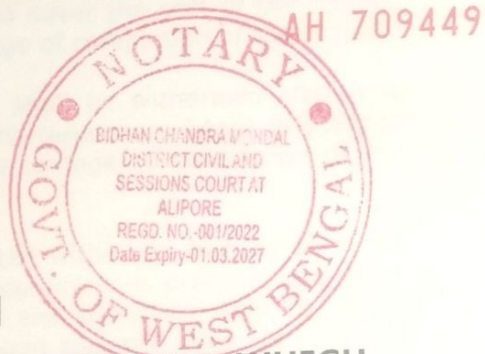


SL No. 08 / Date 22/12/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 Pallab Ghosh promoter of the proposed project;  
I, Pallab Ghosh, son of Late Umapada Ghosh, residing at 4/84A Vidyasagar Colony, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 being the Proprietor of "M/s. Naiwrita Enterprise", having its registered office at 4/84A Vidyasagar Colony (69/1/4/151 Raja Subodh Chandra Mullick Road), P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 do hereby declare that M/s. Model Civil Contractor is the promoter of the project, i.e., "NAIWRITA APARTMENT" constructed at 335, Ashok Road (Postal Premises No: 10, Dabur Park), under R.S. Dag No: 340, R.S. Khatian No: 62 (Previously 76), Mouza: Bademoshar, J.L. No: 31 and R.S. Dag No: 918/1386, R.S. Khatian No: 391, Mouza: Roypur, J.L. No: 33, P.S: Patuli (Formerly Jadavpur), P.O: Garia, Kolkata: 700084, within the limits of Ward No: 101, Borough No: XII, Kolkata Municipal Corporation, do hereby solemnly declare, undertake and state as under:

22 DEC 2023


Sl. No. 33061 Sold to.....

Address.....

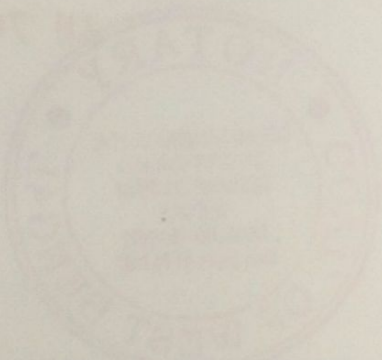
**A. K. Maity**

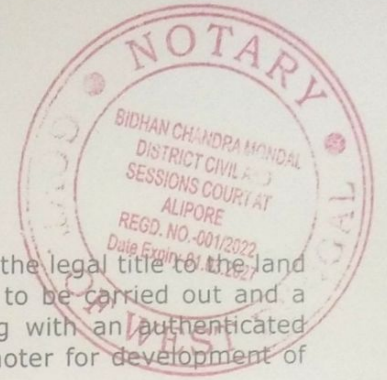
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001

**P K. DAS**  
*Advocate*  
Sealdah Court  
Kolkata-700014

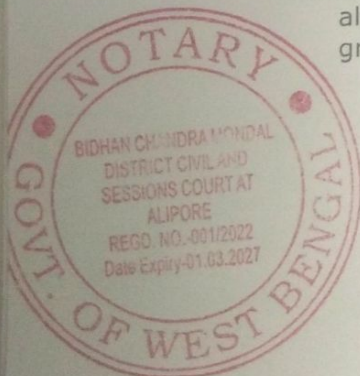
Rs. 50/- (Rupees Fifty) only  
Issue Date:....., Sign..... 

**23 NOV 2023**





1. That Pranab Chowdhury & Subhrajyoti Guha Roy, have the 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 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 the promoter is 31<sup>st</sup> January, 2025.
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.

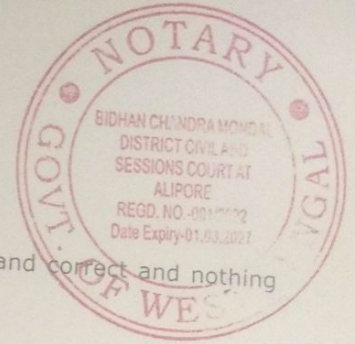


22 DEC 2023

Pallab Ghosh.  
Deponent

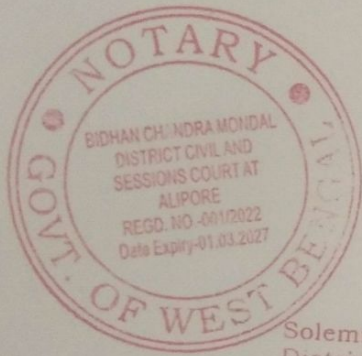
**Verification**

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 22nd day of December, 2023.

*Paras Ghosh.*  
Deponent



Identified by me

*Swadesh Banerjee.*  
Advocate

Solemnly declared and affirms  
District Civil and Sessions  
Court at Alipore, Kolkata-27, on  
identification at..... M/PM  
under Notary Act

*Bidhan*

Bidhan Chandra Mondal  
Notary Govt. of West Bengal  
REGD. NO. -001/2022

**SWADESH BANERJEE**  
*Swadesh Banerjee*  
WB-21/1986, Advocate  
Alipore Judges' Court, Kol-27

22 DEC 2023