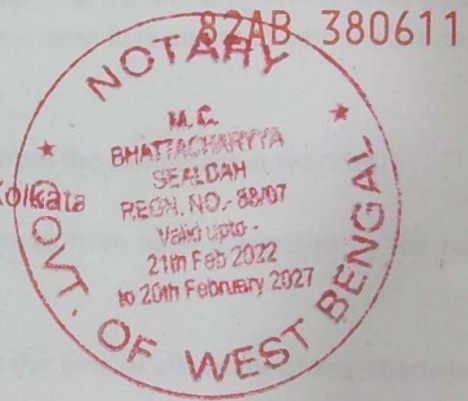




পশ্চিমবঙ্গ সরকার
WEST BENGAL



Notary Public at Kolkata
Regn. No. 88/07
Govt. of W R



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

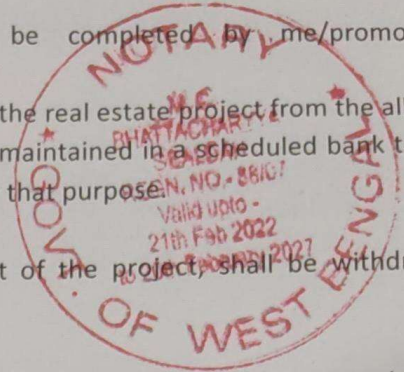
Affidavit cum Declaration of Mr. Debabrata Chakraborty promoter (Director of M/S Debanjan Estate Pvt. Ltd.) of the proposed project "Galaxy Apartment" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07.07.2023.

I, Debabrata Chakraborty promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

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3. That the time period within which the project shall be completed by me/promoter is 31-12-2025.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
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.



DEBANGAN ESTATE PVT. LTD.

[Signature]

Director

Deponent

Verification

I, **Debabrata Chakraborty** S/o Lt. Amal Bikash Chakraborty R/o 56/1C, Anath Nath Deb Lane, P.S.- Tala, P.O.- Ghughudanga, Kolkata - 700037 do solemnly affirm and confirm that 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 Siliguri on this 7th day of July, 2023.

Solemnly Affirmed & Declared Before me on identification

[Signature]

M. C. BHATTACHARYYA
NOTARY
Regn. No. - 88107

DEBANGAN ESTATE PVT. LTD.

[Signature]

Director

Deponent

Identified by me
[Signature]
Advocate

Verified before me at this 24th day of July 2023 at Kolkata

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