

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL BEFORE THE NOTARY PUBLIC AT CHANDANNAGAR 31AA 650752

**AFFIDAVIT CUM DECLARATION.**

[ Order No -309 –RERA , dated 15.03.2023.]

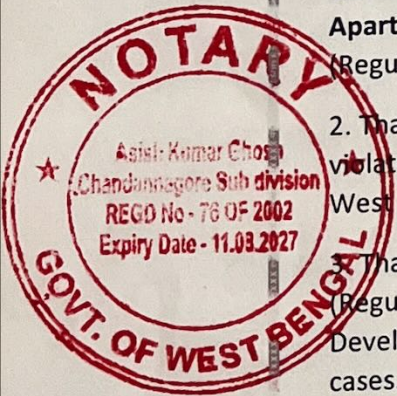
I, Sandip Dey ,S/o Late Dr.K.N.Dey , Proprietor of DEYS ENTERPRISE, Promoter of on going project (Usha Jyoti Apartment) do hereby solemnly declare, undertake and state as under:

1. That the Agreement For sale / Builder Buyer agreement of my Project [ Usha Jyoti Apartment]. is in accordance to Annexure –A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.

2. That none of the terms and conditions of the Agreement for sale presented by me violate the provisions of the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules 2021.

3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation & Development) Act 2016 & the West Bengal Real Estate (Regulation & Development) Rules 2021, the provisions of the said Act & Rules shall prevail in those cases.

4. That if any contradiction arises in the future the Deponent will be responsible for it.



ASISH KUMAR GHOSH  
NOTARY  
REGD. NO. 76 OF 2002  
CHANDERNAGORE  
HOOGHLY

DEY'S ENTERPRISE  
Sandip Dey  
Proprietor  
Deponent.

13 JUL 2023

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./Ms. SANDIP DEY promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10.07.2023

I. SANDIP DEY 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 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 me/promoter is 18.12.2023
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.

Verification

DEY'S ENTERPRISE

Sandip Dey  
Proprietor

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

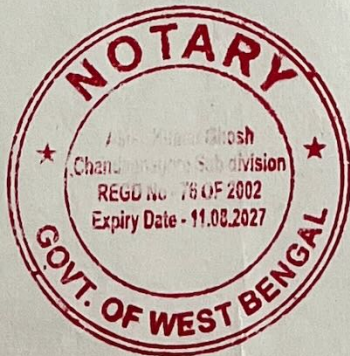
Verified by me at BHADRESWAR on this 10th day of JULY - 2023,

Deponent

DEY'S ENTERPRISE

Sandip Dey  
Proprietor

**ASISH KUMAR GHOSH**  
NOTARY  
REGD. NO. 76 OF 2002  
CHANDERNAGORE  
HOOGHLY



SIGNATURE ATTESTED

A. K. Ghosh  
NOTARY  
Chandannagar

13 JUL 2023