

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

93AB 477023

FORM 'B'

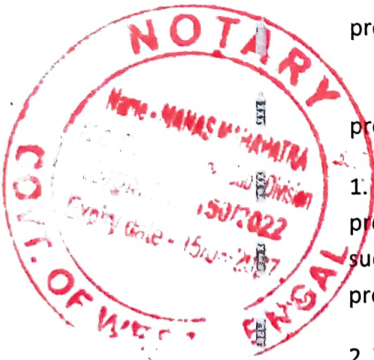
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Santanu Chakraborty, duly authorized by the promoter of the proposed project, vide his authorization dated 21/05/2024.

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

1. That Kaustav Paul have a legal title to the land on which the development of the proposed project "JACK PAUL ROYALE" is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of 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 29/05/2027.
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.



12/07/2024
MANAS MAHAPATRA
Notary Regd. No.-150/2022
Govt. of West Bengal
Medinipur - Sadar Sub-Division
Dist. Medinipur

Sl. No. 22013 Rs. 10/-

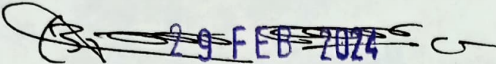
Date. 29 FEB 2024 Dist.- Paschim Medinipur

Name Shivam Construction for Santanu Chakraborty

At. Vidyasagar Sarani

P.O. Midnapore

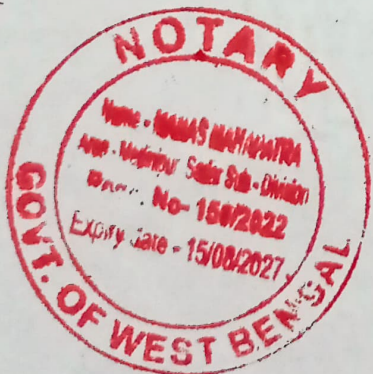
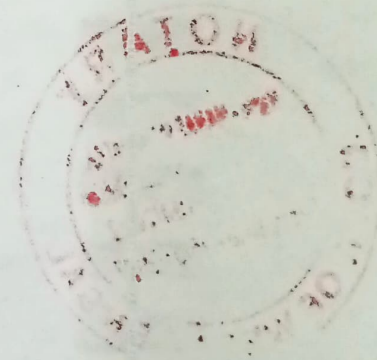
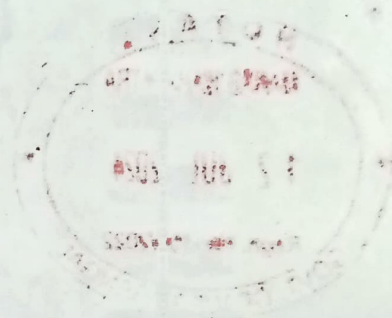
P.S. Midnapore State West Bengal

Signature  29 FEB 2024

10.00 X 1 = 10.00

Vendor- Soumen Kumar Dey
A.D. S. R. Office, Midnapore

29 FEB 2024



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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.

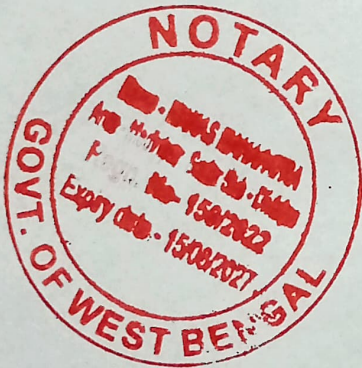
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.



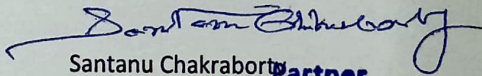
Deponent

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 Midnapore on this 12th Day of July 2024.

SHIVAM CONSTRUCTION
SHIVAM CONSTRUCTION


Santanu Chakraborty
Partner

Identified by me -
Swadesh Kumar Mandal
Advocate -
12/7/2024

Affidavit No. M.M. 1481 Dt. 11 2 JUL 2024
Solemnly Affirmed & Declared Before me
by Santanu Chakraborty
who is duly identified
by Swadesh Kumar Mandal
Advocate/Law Clerk

12/07/2024
MANAS MAHAPATRA
NOTARY Reg. No.-150/2022
Govt. of West Bengal
Medinipur Sadar Sub-Divn. Dist.- Paschim Medinipur