

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



INDIA

Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

33AA 483521



Before the Notary  
Govt. of West Bengal  
Burdwan District, Durgapur

### AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Shyam Bahadur being representative for the promoter of the proposed project vide its authorization dated 31<sup>st</sup> January 2023.

I, Shyam Bahadur S/o Late Churaman Bahadur aged 50 years R/o RNM Lane, Sher Bahadur Bhawan, Kirtania Para PO & PS Raniganj, District Paschim Burdawan, Pin: 713347, West Bengal duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Solemnly affirmed & declared  
before me on identification

Samarendra Nayak, Notary  
Durgapur, Burdwan, W.B.  
Regd. No. 14/2007

21 JUL 2023



1. Promoters have 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.
3. That the period within which the project shall be completed by the promoter is 16.05.2026.
4. That seventy percent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

*[Signature]*  
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 Dgb on this 21st day of July, 2023



Solemnly affirmed & declared before me on identification

*[Signature]*  
Samarendra Nayak, Notary  
Durgapur, Burdwan, W.B  
Regd. No. 14/2007

*[Signature]*  
Deponent



21 JUL 2023