



Before the Notary **89AB 376273**
Govt. of West Bengal
Burdwan District
Durgapur

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Subodh Kumar Duttabeing representative for the promoter of the proposed project vide its authorization dated 29/04/2024.

I, Subodh Kumar Dutta S/o Bimala Kanta Dutta aged 59 Years R/o A/17, Meghmallar Sarani Sector 2C, Bidhannagar, P.O. Bidhannagar P.S. N.T.S. District Burdwan (now Paschim Burdwan) (W.B), pin- 713212 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Chandan Chatterjee has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is **(30/06/2027)**.



Mrs. Atabi Banerjee, Notary
Durgapur, Burdwan, W.B.
Regn. No.-40/2007 Govt. of W.B.

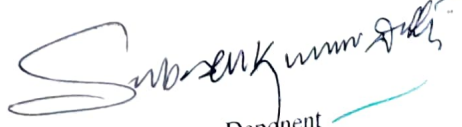
Subodh Kumar Dutta
14 JUN 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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


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 Durgapur on this 14th day of June 2024 .


Deponent

Identified by me

Advocate




Mrs. Atabi Banarjee, Notary
Durgapur, Burdwan, W.B.
Regn. No. 402997 Govt. of W.B.

14 JUN 2024