

भारतीय गैर न्यायिक

बीस रुपये  
रु.20



Rs.20  
TWENTY  
RUPEES

INDIA NON JUDICIAL



बंगाल WEST BENGAL

31AA 813253

FORM 'B'

[See rule 3(4)]

Before the Notary  
Govt. of India, Durgapur  
Paschim Bardhaman

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. DEBASISH BHATTACHARJEE** (Promoter) s/o Maheswar Bhattacharjee, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at Village & PO : Bamunara, P.S-Kanksa, Durgapur - 713212, District-Paschim Bardhaman, West Bengal and promoter of the proposed project "**ANANDAMOYEE APARTMENT**" to be developed at Kaliganj, (Opposite of Kaliganj Football Ground), PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, WB;

I, **Mr. DEBASISH BHATTACHARJEE** (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I **Mr. DEBASISH BHATTACHARJEE** (Promoter) have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

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SUSANTA KUMAR NANDY, Notary  
Regn. No. 19749 Govt. of India  
Durgapur Paschim Bardhaman

06 APR 2023

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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 **30/09/2026**.
4. The seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I **Mr. DEBASISH BHATTACHARJEE** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I **Mr. DEBASISH BHATTACHARJEE** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I **Mr. DEBASISH BHATTACHARJEE** (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.

For OM BUILDERS  
*Debasish Bhattacharjee*  
Partner  
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 *Durgam* on this *6th* day of *April 2023*

For OM BUILDERS  
*Debasish Bhattacharjee*  
Partner  
Deponent

Identified by *me*  
*[Signature]*  
ADVOCATE



Solemnly affirmed & declared  
Before me on identification  
*[Signature]*  
SUSANTA KUMAR NANDY  
NOTARY, Regn. 19749 Durgapur

06 APR 2023