



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saktibrata Bhanja, duly authorized by the promoter of the proposed project "SHANTI VILLA", vide his authorization dated 15/03/2024.

I, Mr. Saktibrata Bhanja, duly authorized by the promoter of the proposed project "SHANTI VILLA", do hereby solemnly declare, undertake and state as under:

1. SRI NIRMAL LIMAR PATRA has 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 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.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

BHANJA REAL ESTATE PVT. LTD
Sakti Bhanu Bhanu

Director

26 MAR 2024

137066

N Sold to.....

Address.....

Rs.....

Date.....

19 JAN 2024

DHARMANANDRA KUMAR SANAPATI
Advocate
C.M.M. Court Kolkata

19 JAN 2024

SIPRA DEY

Licence No.: 18A

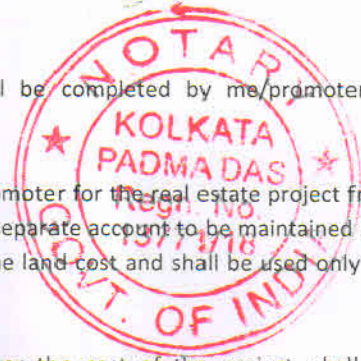
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1, N. S. Road, Kolkata-700 001



RECEIVED
19 JAN 2024
C.M.M. COURT
KOLKATA

3. That the time period within which the project shall be completed by me/promoter is 28/02/2027.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 Kolkata on this 26 Day of March, 2024.

BHANJA REAL ESTATE PVT. LTD.
Sakti Bhata Bhannu.

Director

Deponent

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata- 700 001

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

PADMA DAS
NOTARY

26 MAR 2024

Identified by me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C. M. M. Court, Kolkata