

SU SL. No. Ob... Dt. 19 MAR 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

86AB 452341



Before the Notary Public  
West Bengal Taxation Tribunal

FORM 'B'

[See rule 3(4)]



**DECLARATION CUM AFFIDAVIT**

Affidavit cum Declaration of 'PRESTIGE' promoter of the proposed project named "PRESTIGE TOWER" represented by its Proprietor SRI MANASH RANJAN ROY.

I, Sri Manash Ranjan Roy son of Ganesh Chandra Roy, promoter of of the proposed project named "PRETIGE TOWER"

do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has 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.

ATTESTED  
Goutam Chakrabarty  
Notary, West Bengal  
Taxation Tribunal  
Reg. No. 098/2022

Manash Ranjan Roy.  
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3. That the time period within which the project shall be completed by me /promoter is 18/05/2026.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.

*Manish Rajan Roy*  
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 Kolkata on this 19<sup>th</sup> day of MARCH, 2024

19 MAR 2024

*G*  
ATTESTED  
Goutam Chakrabarty  
Notary, West Bengal  
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