



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



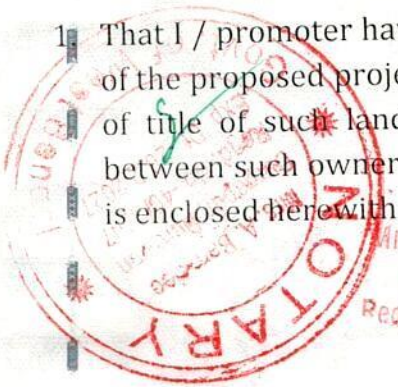
Before the Notary
Court of West Bengal
Burdwan District
Durgapur

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

Affidavit cum Declaration

I, Sri. **SASWATO ROY** Son of Sri.Kartick Chandra Roy, by faith Hindu, by occupation Business, by nationality Indian, resident of B-5/6, Tapoban Abason, 54 Feet Road, Durgapur-713213, District - Paschim Bardhaman (W.B), Director of "**TAPOBAN HOUSING DEVELOPMENT PRIVATE LIMITED**" A Private limited Company having its Registered Office at 1/9 Debinagar, Benachity, Durgapur- 713213, District- Paschim Bardhaman, PIN- 713213, promoter of the proposed project / duly authorized by the promoter of the proposed project 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 proposed project is to be carried out AND A legally valid authentication of 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.



Mrs Atabi Banerjee Notary
Durgapur, Burdwan, W.B. POBAN HOUSING DEVELOPMENT PVT. LTD
Regd. No - 40/2007 Govt. of W.B

Saswat Roy
Director

02 OCT 2023

24 MAR 2023

Sl. No. 9660
Sold to Tapoban Housing Development Pvt. Ltd
Address Durgapur - 713212
Value of Stamp 10/-
Date of Purchase of this
Stamp Paper from Treasurer
Name of the Treasury where
Stamp Paper Purchase-Durgapur

21 MAR 2023

KHUNDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur-76
No. 1

2. That the said land is free from all encumbrances.
OR
3. That the time period within which the project shall be completed by me/promoter is 31.12.2028.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 there from.

Verified by me at Durgapur on this 2nd day of October, 2023

TAPOBAN HOUSING DEVELOPMENT PVT. LTD

Saswato Roy

Director

Deponent

Identified by me

Saswato Mukherjee

ES -



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

02 OCT 2023