

SL. No. 871

17 MAR 2023



WEST BENGAL

76AB 562311

BEFORE THE NOTARY PUBLIC
DIST.-BURDWAN
FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of BIKASH CHANDRA DAS, S/O LATE BISHNUPADA DAS, RESIDING AT BARONILPUR, AAMBAGAN, PO- SRIPALLY, PS- BURDWAN, DISTRICT-PURBA BARDHAMAN-713103, DESIGNATION – PARTNER, SMART HOMES, promoter of the proposed project;

I, BIKASH CHANDRA DAS, S/O LATE BISHNUPADA DAS, RESIDING AT BARONILPUR, AAMBAGAN, PO- SRIPALLY, PS- BURDWAN, DISTRICT-PURBA BARDHAMAN-713103, DESIGNATION – PARTNER, SMART HOMES, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, BISWANATH KUMAR, RADHANATH KUMAR, PARESHNATH KUMAR, SOMNATH KUMAR, TAPAN KUMAR KUMAR AND AMARNATH KUMAR have a legal title to the land on which the development of the proposed project is to be carried out,

AND

2. I hereby valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

3. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is Smart Homes
30/06/2024.

17 MAR 2023

Bikash Chandra Das

Partner

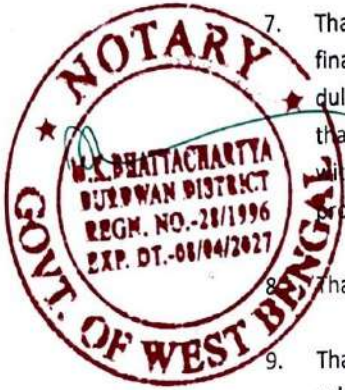
Manoj Kr. Bhattacharya
NOTARY

1. CHALUJIBILL MATH
BURDWAN DISTRICT
REGD. NO.-28/1996

Signed in my presence
& identified by me

Advocate

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.
11. That I/Promoter shall abide the provision in section 17 with clause (n) of section 2 relating to common area.



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 Burdwan on this 17 th Day of March, 2023.

Smart Homes

Bikash Chandra Das

Partner

Deponent

**SOLEMLY AFFIRMED & DECLARED
BEFORE ME OF IDENTIFICATION**

Manoj Kr. Bhattacharya

**Manoj Kr. Bhattacharya
NOTARY
BURDWAN DISTRICT
Regn. No.-28/1996**

Signed in my Presence
& Identified by me

Advocate

17 MAR 2023