

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

Before the Notary  
Govt. of West Bengal  
Burgaul

District Panchayt Beshbarman  
89AB 313290

पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(2)]

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 Sri MANOJ CHOUDHARY, duly authorized by the promoter of the proposed project "URVASI APARTMENT BLOCK B", vides his authorization date 4<sup>th</sup> November 2023.

I, Sri MANOJ CHOUDHARY duly authorized by the promoter of the proposed project "URVASI APARTMENT BLOCK B", do hereby solemnly declare, undertake and state as under:

1. That **K C ASSOCIATES** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners are **ARUP DAS, SWARUP DAS, BIJOY PRASAD, JAYANTA BANERJEE, NIYATI PANDEY and K C ASSOCIATES** along with an authenticated copies of development agreement and power of attorney copies between such owner and promoter for development of the real estate project is enclosed herewith.

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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 **31/12/2028**.
4. The seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



K.C. ASSOCIATES  
*[Signature]*  
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 S.K. on this April day of 2024

K.C. ASSOCIATES  
*[Signature]*  
Partner  
Deponent

IDENTIFIED BY ME  
Sumana Banerjee  
ADVOCATE

*[Signature]*  
ABDUL HOQUE, NOTARY  
Durgapur, Paschim Bardhaman  
Regn. No.- 002/2023, Govt. of W.B.