



पश्चिम बंगाल WEST BENGAL

00AC 338701

FORM 'B'

[See Rule 3(4)]

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 Mr SubhasChanda, duly authorized by the promoter of the proposed project "Star Construction", vide his authorization dated 01/08/2024.

I, Mr SubhasChanda, duly authorized by the promoter of the proposed project "Star Construction", do hereby solemnly declare, undertake and state as under:

1. That M/S STAR CONSTRUCTION has a legal title to the land on which the development of the proposed project is proposed,
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 06/06/2027.

STAR CONSTRUCTION
Subhas Chanda
Partner

802

SL. No.....
Value.....
Name & Addr.....

- 2 MAY 2024.

Chiranjib Roy
Stamp Vendor, Code-20
A D S R Hanskhali, Nadia

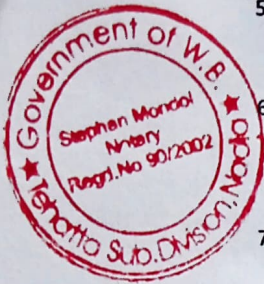
T. Biswas
Advocate
Kriahnagar, Nadia



DECLARATION OF THE VENDOR THAT THE STAMPS ISSUED BY HIM WILL BE USED BY THE
PURCHASER OR ANY PERSON AUTHORIZED BY THE PURCHASER

I, the undersigned, being a duly qualified and licensed stamp vendor, do hereby
declare that the stamps issued by me are for the use of the purchaser and
will be used by the purchaser or any person authorized by the purchaser.
I further declare that I will not use the stamps issued by me for any other
purpose and will not transfer the stamps issued by me to any other person.
I understand that this declaration is a condition for the issue of stamps
by me and I agree to abide by the terms and conditions of the stamp
act and the rules made thereunder.

STAR CONSTRUCTION
Partee



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

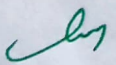
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Krishnagar on this 2 Day of Aug., 2024.

Sl. No. 40
solemnly affirmed before me
on this 2nd day of Aug. 2024
the Identification of.....
..... Advocate/Law Clerk

Deponent

STAR CONSTRUCTIVE
Sulebas Choudhary
Partner


02/8/24
STEPHAN MONDOL
Notary Public, Govt. of W.B.