

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 Shri Sandip Ojha, Director of STATT INFRA DEVELOPERS PRIVATE LIMITED, promoter of the proposed "NEEMBARI PLAZA" at 43, Sir Hari Ram Goenka Street, Kolkata - 700007, P.S. - Posta, P.O. - Burrabazar, under Ward No. 23, Borough - IV of KMC

I, Sandip Ojha, Director of STATT INFRA DEVELOPERS PRIVATE LIMITED, promoter of the proposed "NEEMBARI PLAZA" at 43, Sir Hari Ram Goenka Street, Kolkata - 700007, P.S. - Posta, P.O. - Burrabazar, under Ward No. 23, Borough - IV of KMC 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 AND a legally valid authentication of title, as the Company STATT INFRA DEVELOPERS PRIVATE LIMITED is the Landowner of the land for the Project "NEEMBARI PLAZA" at 43, Sir Hari Ram Goenka Street, Kolkata - 700007, P.S. - Posta, P.O. - Burrabazar, under Ward No. 23, Borough - IV of KMC .
2. That the said land is free from all encumbrances.

Sandip Ojha

02 MAY 2018

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 103

ননজুডিসিয়াল স্ট্যাম্প মূল্য ২০.০৭ টাকা
ক্রমিক নং ১০০৪ তার

18 APR 2024

নাম

ঠিকানা

শ্রী অলোক মণ্ডল

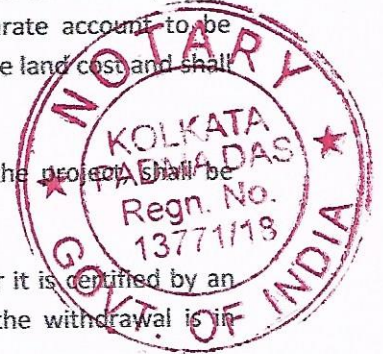
স্ট্যাম্প ভেজর - শ্রী অলোক মণ্ডল

মোকাম- এ.ডি.এস.আর ঘাটেশ্বর, দঃ ২৪ পরগণা

STAT INFRA DEVELOPERS PVT. LTD.
43, SIR HARI RAM GOENKA STREET
KOLKATA-700007



3. That the time period within which the project shall be completed by me/promoter is 1st of June, 2028.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Sandip Ojha

Deponent

Verification

I, Sandip Ojha, son of Sri Laxmi Niwas Ojha, Resident of 8, Mandir Street, Chittaranjan Avenue, Kolkata – 700073, do solemnly affirm that 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 18th day of April, 2024

Identified by me
Mimadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C.M.M. Court Kolkata

Sandip Ojha

Deponent

02 MAY 2024

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Padma Das
NOTARY

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001