

Sl. No. 24 dated 24 APR 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT

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. Aditya Agarwal, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed in the capacity of partner of firm, being landowner entered in a joint development.

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.

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 30.06.2026.



24 APR 2023

Nortech Property Pvt. Ltd.

*Aditya Agarwal*  
Director / Authorized Signatory

SI No. 10151 Date 11 APR 2023

10151

11 APR 2023

No..... Rs.20/- Date.....

Name : ..... SANJAY KUMAR JAIN  
ADVOCATE

Address : ..... HIGH COURT CALCUTTA

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



ALIPORE JUDGES COURT  
BEFORE THE NOTARY

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. Sanjay Kumar Jain, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

I have a legal title to the land on which the development of the project is proposed in the capacity of partner of firm being landowner entered in a joint development.

AND I have a legally valid authentication of the said land along with an authenticated copy of the agreement between such owner and promoter for development of the said estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me is 30.06.2023.

Notesh Property Pvt. Ltd.  
Director / Authorized Signatory

24 APR 2023



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 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 in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

*Sanjay*

SANJAY KUMAR JAIN  
ADVOCATE  
HIGH COURT, CALCUTTA

Deponent

Nortech Property Pvt. Ltd.  
*Aditya Agarwal*  
Director / Authorised Signatory



Signature (S) of Executant (S)  
attested on identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at.....A.M./P.M.

*S. Jana*  
SUBHABIS JANA  
Notary, Govt. of West Bengal  
Regd. No.: 094/2022

24 APR 2023