

भारतीय गैर न्यायिक

दस  
रुपये

10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



পশ্চিমবঙ্গ পশ্চিম-বঙ্গাল WEST BENGAL

Before the Notary 89AB 326385  
Govt. of West Bengal  
Durgapur  
Distt.-Paschim Bardhaman

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 ARUP KUMAR ROY, duly authorized by the promoter of the proposed project "ANANYA RESIDENCY", vides his authorization date 7<sup>th</sup> September 2022.

I, Sri ARUP KUMAR ROY duly authorized by the promoter of the proposed project "ANANYA RESIDENCY", do hereby solemnly declare, undertake and state as under:

1. That KEDARNATH REALESTATE 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 owner PURNA CHANDRA PAUL along with an authenticated copy of development agreement no. 230605941 of 2022 and power of attorney no. 230600422 of 2024 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

KEDARNATH REAL ESTATE

*Arup Roy*  
Deponent <sup>partner</sup>

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 Durgam on this 20th day of May 2024

KEDARNATH REAL ESTATE

*Arup Roy*  
Deponent <sup>partner</sup>

*Sumana Banerjee*  
(Adv)

*Abdul Hoque*  
ABDUL HOQUE, NOTARY  
Burgapur, Paschim Bardhaman  
Dist. No. 851007, Govt. of W.B.

