

भारतीय गैर न्यायिक

दस
रुपये

रु. 10

भारत



सत्यमेव जयते

INDIA

TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

76AB 099356

BEFORE NOTARY PUBLIC, W.B.



FORM 'B'

[See Rule 3(4)]

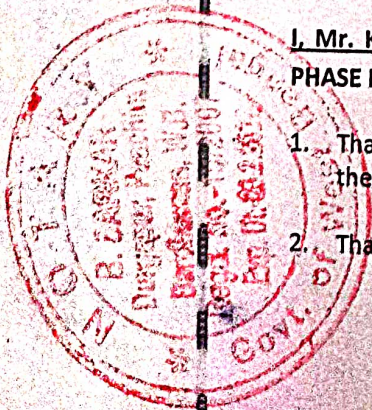
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER


Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kallol Seal, duly authorized by the promoter of the proposed project "ASHAVARI ESTATE PHASE I", vide its/his/their authorization dated 28th December, 2021.

I, Mr. Kallol Seal, duly authorized by the promoter of the proposed project "ASHAVARI ESTATE PHASE I", do hereby solemnly declare, undertake and state as under:

1. That M/s IABA Housing Private Limited has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.




Minimoy Sakar, Notary
Durgapur, Burdwan, W.B.
Regd. No.-15/2007



27 DEC 2022

3. That the time period within which the project shall be completed by me/promoter is 31/03/2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.


 Deponent

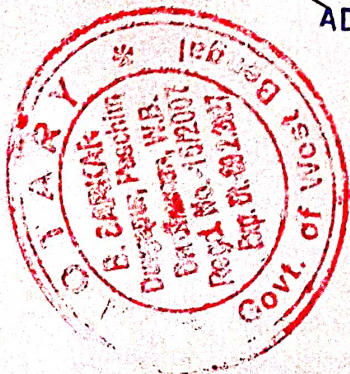
Verification

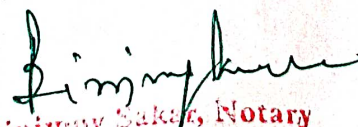
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Durgapur on this 27/15 Day of Dec, 2022.

Identified by me
Koushik Kabiraj
 ADVOCATE

Deponent




 Binimoy Saha, Notary
 Durgapur, Burdwan, W.B.
 Regd. No. 15/2007



27 DEC 2022