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भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

99AB 151988

Before The Notary Public



FORM 'B'

[See rule 3(4)]

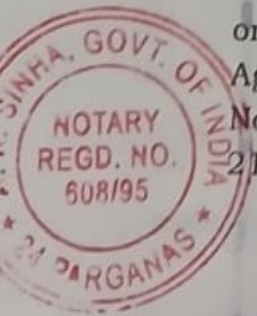
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Ashim Halder, Partner of M/s. CIVILIZE ENTERPRISE promoter of the proposed project named ABHILASA - 8 at Holding No. 68, Ukil Para Road, under Ward No. 15 of Baraipur Municipality, PS & PO - Baraipur, Kolkata - 700144, WB, India


I, Ashim Halder, Partner of M/s. CIVILIZE ENTERPRISE promoter of the proposed project named ABHILASA - 8 at Holding No. 68, Ukil Para Road, under Ward No. 15 of Baraipur Municipality, PS - Baraipur, Kolkata - 700144, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. CIVILIZE ENTERPRISE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Sri Ashoke Nag Chowdhury being No. 160307601 of 2023, Book - I, Volume 1603-2023, Page No. 217660 - 217701, at the Office of DSR - III, 24 Pgn (S)



14 AUG 2024

Before me on 14/08/2024

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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 me/promoter is 31-12-2027
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Ashim Halder
Deponent

Verification

I, Ashim Halder Son of Late Balai Chandra Halder Resident of Madarat, Paikpara, Baraipur, South 24 Parganas, PIN - 743610, 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 14th day of August, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A. K. Sinha

A. K. Sinha, Notary
Alipore Juages/Police Court, Cal.-27
Regd. No. 603/1995 Govt. of India

Ashim Halder
Deponent

Identified by me