

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 864253



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 Aditya Samanta promoter of the proposed project;

I, Aditya Samanta, son of Sashanka Samanta residing at Flat No: 1, 2nd Floor, A/153, Baghajatin Pally, P.O: Regent Estate, P.S: Netaji Nagar, Kolkata: 700092 being the Partner of "M/s. Trinayan Enterprise", having its registered office at 206/1, Raipur Road, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 do hereby declare that M/s. Trinayan Enterprise is the promoter of the project, i.e., "TRINAYAN APARTMENT" constructed at 69/1/3/311/1, Raja Subodh Chandra Mullick Road (Postal Premises No: P-158, Ganguly Bagan) under L.O.P. No: 158, C.S. Dag No: 732(P), Mouza: Raipur, J.L. No: 33, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

Aditya Samanta

R
REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's. Court
Kolkata - 700 001

13 AUG 2024

1. That M/s. Trinayan Enterprise has the 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.
3. That the time period within which the project shall be completed by the promoter is 31st March, 2028.
4. That seventy per cent of the amounts realized by the 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



Asit Tewari

Deponent

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

13 AUG 2024

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 Kolkata on this 2nd day of August, 2024.

Amit Kumar

Deponent

Identified by me

Advocate

Identified by Me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.Court Kolkata

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.C. Court
Kolkata - 700 001

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

RT
REKHA TEWARI
NOTARY

13 AUG 2024