

Sl No. 128 dated 10 JUL 2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



B. K. PODDAR & CO. 173431
Mujay Krishna Poddar Partner

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 Bijay Krishna Poddar, (PAN:AEIPP1592E) son of Late Nabadwip Chandra Poddar, age about 77 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 10 Sreerampur Road North, P.O. Garia P.S. Jadavpur (now Patuli), Kolkata - 700084, District - South 24 Parganas, Partner of the promoter (B.K. Poddar & Co.) of the proposed project "Ranjit Apartment" situated at Premises No. 171, Laskarpur Road, Ward No. 111 under KMC, Dist. South 24 PGS., P.O. Garia & P.S. - Bansdrani, Pin Code - 700070, duly authorized by the promoter of the proposed project, vide its/his/their authorization date 10/07/2024;

I, Bijay Krishna Poddar, Partner of the promoter (B.K. Poddar & Co.) having PAN No. AAVFB9304K and registered office at 10, Sreerampur Road North, P.O. Garia P.S. Jadavpur (now Patuli), Dist. - 24 PGS (S), Kolkata - 700084, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

Signature (S) of Executant (S) attested on identification at Alipore Judicial Office, Kolkata, 700 027 at 10/07/2024. Notaries Act. 1956.

IDENTIFIED BY ME 10 JUL 2024

B. K. PODDAR & CO. Mujay Krishna Poddar

RAJSEKHAR KUNDU Notary, Govt. of West Bengal Regd. No.: 095/2022

[Signature]

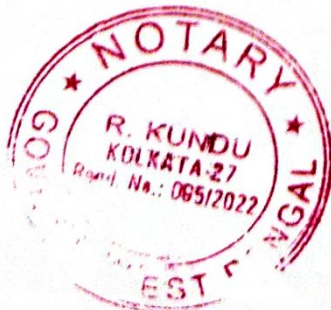
Mujay Krishna Poddar

1. (a) **Smt Mala Rani Dey**(PAN-ADTPD5584G),wife of Late Ranjit Kumar Dey, by Faith Hindu, by Nationality Indian, by occupation Housewife (b) **Sri Chinmay Dey** (PAN-ADTPD1707D) son of Late Ranjit Kumar Dey, by Faith Hindu, by Nationality Indian, by occupation Service both areresiding at 130, Boral Main Road, Atabagan, P.O. Garia P.S.- Bansdroni, District- South 24 PGS, Kolkata-700084has a legal title to the land on which the development of the proposed project is to be carried out.

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 us/promoter is 15/03/2025.
4. That seventy percent of the amounts realised by us/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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



B. K. PODDAR & CO.

Brijan Krishna Poddar
Partner

10 JUL 2024

10. That, we / 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.

B. K. PODDAR & CO.

Pritya Krishna Poddar

Partner

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 Kolkata on this day 10th July, 2024

B. K. PODDAR & CO.

Pritya Krishna Poddar

Partner

Deponent

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.

IDENTIFIED BY ME

[Signature]
Advocate

RAJSEKHAR KUNDU
Notary, Govt. of West Bengal
Regd. No.: 095/2022



10 JUL 2024