



AM 802301

पश्चिम बंगाल WEST BENGAL

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rama Shnaker Bhartia, promoter of the proposed project :

I, Rama Shanker Bhartia, Son of Late Mahabir Prasad Bhartia aged 70 Yrs R/o 14B, Raja Santosh Road, Kolkata – 700 027, Director of Fortune Park Housing Project Pvt. Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to all the piece and parcel of the land classified as *Bastu* (Homestead) measuring 584 (five hundred and eighty four) decimal, equivalent to 17 (seventeen) *bigha*, 13 (thirteen) *cottah*, and 44 (forty four) square feet, more or less, comprised in L.R. *Dag* Nos. 1576, 1577, 1578, 1579, 1581, 1589, 1590, 1591, 1592, 1593, 1594, 1599, 1600, 1579/1751, 1578/1752, 1578/1753, 1600/1754, 1600/1755 and 1599/1756, under L.R. *Khatian* No. 1772 more or less in *Mouza* Moynagadi, J.L. No. 6, now numbered as 168, Krishna Nagar Road (NH - 34), P.O. - Noapara, Police Station Barasat Now Duttapukur, Kolkata – 700 125 under Paschim Khilkapur *Gram Panchayet*, District North 24 Parganas, on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31/12/2025.
4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

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8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



Sanjiv Kumar

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 ^{28th} day of October, 2022.

Sanjiv Kumar

Deponent

Identified by me
Padma Das
Advocate

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
Padma Das
PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

28 OCT 2022

25985

No.....

Of.....

Rs.....

SUBHASREE MUKHERJEE

LICENSED STAMP VENDOR

9, India Exchange Place,
(Basement) Kolkata-700001

Date..... Sign..... *SM*

FORTUNE PARK HOUSING PROJECTS PVT. LTD.
Gillander House, B Block, 1st Floor
8, Netaji Subhas Road, Kolkata - 700 001

14 OCT 2022



14 OCT 2022