



पश्चिम बंगाल



54AB 644283



BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

Con td.p/2.

Solemnly Affirmed & Declared
& signed before me on identification

Ratam Kr. Bagchi
NOTARY
SILIGURI

22 APR 2024

FORM 'B' [See rule 3 (4)1]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Pintu Saha** proprietor of **STEEL BUILDERS** Promoter of the proposed project **NAZRUL VILLA** duly authorized by the promoter of the proposed project

I, **Mr. Pintu Saha** proprietor of **STEEL BUILDERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/S STEEL BUILDERS** have / has a legal title to the land on which the development of the project is proposed

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

That the time period within which the project shall be completed by me/ promoter is **22.03.2026**

4. That seventy per cent of the amounts realized 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 the purpose.

5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Solemnly Affirmed & Declared
in the presence of me on Identification
22/04/24
Mahan K. Bagchi
22/04/24

Steel Builders
Pintu Saha
Proprietor

22 APR 2024

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.

PINTU SAHA

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 on

Solemnly Affirmed & Declared
by me on Identification
22/04/24
Haran Kr. Bagchi
NOTARY
SILIGURI

PINTU SAHA
Steel Builders
Pintu Saha
Proprietor
Deponent

Identified by me
Nabonita Sen.

Advocate

Nabonita Sen
Advocate
E/No.- F-851/790/2004
Siliguri Court

AFFIDAVIT

22 APR 2024

Solemnly Affirmed before me
By: *Pintu Saha*
of: *Siliguri*
Identified by: *Nabonita Sen*
This the *22nd* Day of *Apr* 20*24*
at *Silguri* *12.25* am/pm