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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 843883

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 Subrata Samjpati, Proprietor of M/s. DELTA & CO. promoter of the proposed project "DELTA ENCLAVE" at 4/28A, Chanditala Lane, P.O. & P.S. – Regent Park, Ward No. 97 of Borough – X of KMC, Kolkata – 700040, WB, India.

I, Subrata Samjpati, Proprietor of M/s. DELTA & CO. promoter of the proposed project "DELTA ENCLAVE" at 4/28A, Chanditala Lane, P.O. & P.S. – Regent Park, Ward No. 97 of Borough – X of KMC, Kolkata – 700040, WB, India, do hereby solemnly declare, undertake and state as under:

1. That my firm M/s. DELTA & CO. 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 Buddhadeb Das, Manju Das & Gautam Das (Land Owners) and M/s. DELTA & CO. 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 me/promoter is 31-12-2024



03 JUN 2024

4337

24 MAY 2024


NO. 0-1A

Name.....

Address

.....

B. C. LAHIRE
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027



(See rule 3(A))

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

Affidavit of Declaration

Affidavit of Declaration of Sri Subrata Sanyal, Proprietor of M/s. DELTA & CO. promoter of the proposed project "DELTA ENCLAVE" at 432A Chandaria Lane, P.O. & T.2 - Regent Park, Ward No. 23 of Borough - K of KMC, Kolkata - 700020, West India.

I, Subrata Sanyal, Proprietor of M/s. DELTA & CO. promoter of the proposed project "DELTA ENCLAVE" at 432A Chandaria Lane, P.O. & T.2 - Regent Park, Ward No. 23 of Borough - K of KMC, Kolkata, 700020, West India, do hereby solemnly declare, undertake and state as follows:

My firm M/s. DELTA & CO. has a legal title to the land on which the development of the proposed AND a legally valid authentication of title of such land along with an attached copy of the agreement between Subuddhab Das, Manju Das & Ganjam Das (land) and M/s. DELTA & CO. for development of the real estate project is enclosed herewith.

The said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 12.12.2024.

03 JUN 2024





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.

Subrata Samjpati
Deponent

Verification

I, Subrata Samjpati son of Sishir Ranjan Samajpati Resident of 4/7, Chanditala Lane, Regent Park, Kolkata – 700040, 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 3rd day of June, 2024

Subrata Samjpati
Deponent

*Solemnly Affirmed & Declared
before me on Identification*

A.K.S.

*A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India*

Identified by me

Advocate