



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 820729

BEFORE THE NOTARY PUBLIC  
AT BARASAT NORTH 24 PARGANAS



FORM 'B'

[See rule3 (4)]

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

SERIAL NO...501/2024

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abinash Kumar (Partner of M/S Debangon Realstate LLP) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 31.01.2024.

16 FEB 2024



I, Abinash Kumar (Partner of M/S Debangon Realstate LLP) promoter of the proposed project / duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:

1. That Mrs. Gopa Saha wife of Manobandra Saha and daughter of Late Gouranga Lal Saha , Mr. Sib Sankar Saha son of Late Gouranga Lal Saha, Dipankar Saha son of Late Gouranga Lal Saha, Mr. Partha Das son of Late Birendra Nath Das, Mr. Mrityunjay Das son of Late Birendra Nath Das and Mr. Uday Das son of Late Birendra Nath Das have 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 owners 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 me/promoter is 31.10.2026.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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.

Abinash Kumar  
Deponent

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 Dum Dum, Kolkata on this 16<sup>th</sup> day of February, 2024.

16 FEB 2024



SOLEMNLY AFFIRMED.....  
 No. Abinash Kumar.....Duly  
 Identified By..S. Banerjee, Advocate

BINOD BIHARI BISWAS  
 Notary Govt. of INDIA  
 North 24 Parganas

Abinash Kumar  
Deponent

S. Banerjee  
Advocate