

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 183795



FORM-B

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sankarsan Saha being representative for the promoter of the proposed project vide its authorization dated 29.03.2024.

I, Sankarsan Saha S/o Shyamal Kumar Saha aged 45 years, R/o117, Raja Dinendra Street, Kolkata - 700004; duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

15 APR 2024

**RAJB KR. MONDAL**  
Advocate  
Sealdah Bar Association  
Criminal & Civil Court at  
Kolkata-700014

NAME.....  
ADD.....  
Rs.....

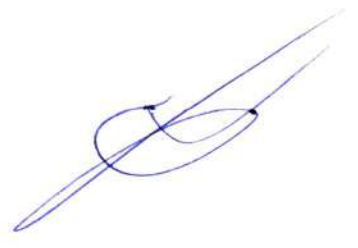
- 8 APR 2024

**S. CHATTERJEE**  
Licensed Appraiser  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

11602

08 APR 2024

06 APR 2024



1. That Smt. Sahajanya Saha has a legal title to the land on which the development of the project is to be carried out  
And  
a legally valid authentication of the 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 period within which the project shall be completed by the promoter is 31.12.2025.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.



15 APR 2024



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.



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 15th day of April, 2024.

Solemnly Affirmed &  
Declared Before me  
on Identification of L.D. Advocate



MUKUL SRIVASTAVA  
Notary, Govt. of India  
Regd. No.- 8087/10  
Expiry on 25/06/2025

Deponent



**RAJIB KR. MONDAL**  
Sealdah Civil & Criminal  
Court, Kolkata - 700014  
F1613A/1583/1999

**15 APR 2024**