

SL. NO. 934/2024



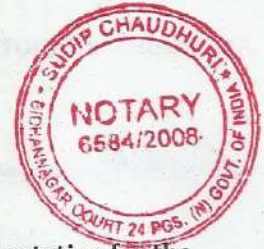
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 804431

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Himanshu Shah being representative for the promoter of the proposed project vide its authorization dated 26/03/2024.

I, Himanshu Shah S/o Late Bipin Chandra G Shah aged about 60 years old R/o 7, Sarat Bose Road duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. 6584/08
Bidhannagar Court
Dist.-North 24 Pgs

3. That the time period within which the project shall be completed by promoter is 31.12.2027.

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.

28 MAY 2024

28 MAY 2024
28 MAY 2024

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02 MAY 2024

No.....Rs. /- Date.....

Name:- **B. C. LAHIRI**
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Trade



ATTESTED
AT BISHNUNAGAR
1ST NORTH 24 PARGANAS

ATTESTED
S. CHAUDHURI
GOVT. OF WEST BENGAL
Regd. No. 2501/03
District of North 24 Pgs.

02 MAY 2024

02 MAY 2024



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Sudip Chaudhuri

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 May, 2024.

Sudip Chaudhuri
ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Dist. No.-6584/08
Bidhan Nagar Court
24 Pgs

Manoj Basu

DEPONENT

Identified by me
Manoj Basu
Advocate

MANOJ BASU
Advocate
Enrolment No-F-247/2006
Bidhan Nagar Court
Kolkata-700091

28 MAY 2024