



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Subordinate Notary  
Govt. of West Bengal  
Durgapur  
District-Paschim Bardhaman

FROM '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 Mrs.CHANDANA SARKAR [PAN: AJWPS9072R] W/O of Mr.Gour Chandra Sarkar,by nationality – Indian,by faith–Hinduism,by occupation-Business,residing at B/19,Ambedkar Sarani,City Centre,Durgapur-713216,West Bengal and promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24.07.2023.

I, CHANDANA SARKAR promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I CHANDANA SARKAR Promoter have 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 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 time period within which the project shall be completed by me **December 2025**.
4. That seventy percent of the amount relished by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be

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- 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 That the amounts from the separate, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
  7. That I, CHANDANA SARKAR Promoter shall take all the pending approvals on time, from the competent authorities.
  8. That I, CHANDANA SARKAR Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
  9. That I, CHANDANA SARKAR Promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

**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 Durgapur on this 24<sup>th</sup> day of July 2023

MANISHIKA DEVELOPERS PVT. LTD.

*Chandana Sarkar*

Director

Deponent



Solemnly affirmed & subscribed  
before me on this 24<sup>th</sup> day of July 2023

*Sultan Salauddin*  
Sultan Salauddin, Notary  
Durgapur, Paschim Bardhaman  
Regn. No. 06/2017 Govt. of W.B.

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Identified by me

*Advocate*  
Advocate