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পশ্চিমবঙ্গ পাবনা জেলা ম বঙ্গাল WEST BENGAL

91AB 359801

BEFORE THE NOTARY PUBLIC AT BANGALURU
KOL.-144. GOVT. OF WEST BENGAL



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sankar Kundu being representative of the promoter of the proposed project vide its authorization dated 1st November, 2023:

I, Sankar Kundu Son of Late Subol Kundu aged 71 years working for gain at 82, Garia Main Road, Mahamayatala, Kolkata: 700084 being representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Rafikul Alam Sarkar & others has a legal title to the land on which the development of the project is proposed

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.

07 NOV 2023

20/02/23

No. 7376 Date 13/10/23

Name

Address

Value

Vendor

Devaloke Developers Limited
82, Garia Main Road, Mahamayatala
Kol-84

~~SAHABUDDIN GAZI~~
Baridpur Civil & Criminal Court



20/02/23



2. That the said land is free from all encumbrances save & except ten litigation pending before the court.
3. That the time period within which the project shall be completed by promoter is 23rd November, 2031 (Sanction Expiry Date).
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

For DEVALOKE DEVELOPERS LTD.


Director
Deponent

Verification


The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore

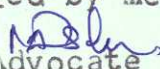
Verified by me at Baruipur, on this 7th day of November, 2023.

For DEVALOKE DEVELOPERS LTD.


Director

Solemnly Affirmed & Declared
before me on Identification.


MD RAFIUDDIN LASKAR
NOTARY
Baruipur Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

Deponent
Identified by me,

Advocate

07 NOV 2023