

SL. NO. 1859 /20/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 433410

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



FORM '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 Mr. Abir Roy Chowdhury, duly authorized by the promoter of the proposed project "Rosetta", vide its/his/their authorization dated 15.02.2023

I, Mr. Abir Roy Chowdhury, duly authorized by the promoter of the proposed project "Rosetta" do hereby solemnly declare, undertake and state as under:

1. M/S Seabird Complex Pvt Ltd has a legal title to the land on which the development of the proposed project is to be carried out

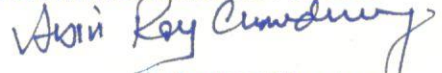
AND

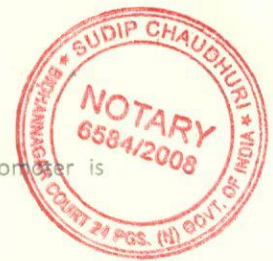
A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.


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

23 MAR 2023

For EARTHWORK NIRMAN PVT. LTD.


Authorised Signatory



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 **31/12/2025**
4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.

For EARTHWORK NIRMAN PVT. LTD.
Abin Roy Chaudhuri
Deponent
Authorised Signatory

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 23rd Day of March, 2023.



For EARTHWORK NIRMAN PVT. LTD.
Abin Roy Chaudhuri
Deponent
Authorised Signatory

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

Identified by -
Manoj Basu
Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2008
Bidhan Nagar Court
Kolkata-700091

23 MAR 2023