

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 921502

FORM 'B'
[See rule 3(2)]



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 Sri Dipankar Majumder (PAN: AMUPM3072C) son of Sri Dulal Aditya Majumder, age about 44 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at E/41, Baghajatin, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, Proprietor of the promoter (**Uma Enterprise**) of the proposed project "**Sajhbat** - Phase II" situated at Premises No. 177, Sardar Para, Ward No- 111 under KMC, P.O. & P.S.- Bansdrani, Kolkata- 700096, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02/09/2024;

I, Dipankar Majumder, Proprietor of the promoter (**Uma Enterprise**) having registered office at 11/C, Sivaji Road, Agomoni Apartment, Flat No. 1/C, 1st Floor, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

UMA ENTERPRISE

02 SEP 2024

Proprietor

1. **Sri Saptarshi Chakraborty** (PAN- ALWPC3186C) son of Late Dipak Chakraborty, by Faith Hindu, by Nationality- Indian, by Occupation- Service, residing at 1/48, Ashoke Nagar, P.O. Netaji Nagar, P.S. Netaji Nagar, Kolkata 700040, District 24-Parganas (South), West Bengal, 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 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 time period within which the project shall be completed by us/promoter is 31/12/2026.

4. That seventy percent of the amounts realised by us/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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

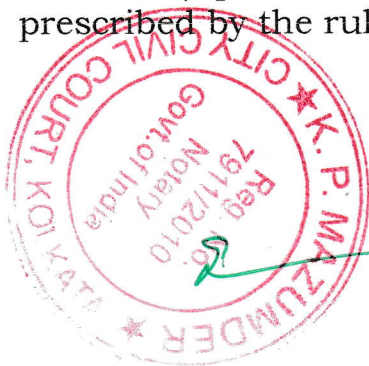
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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 utilized 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.

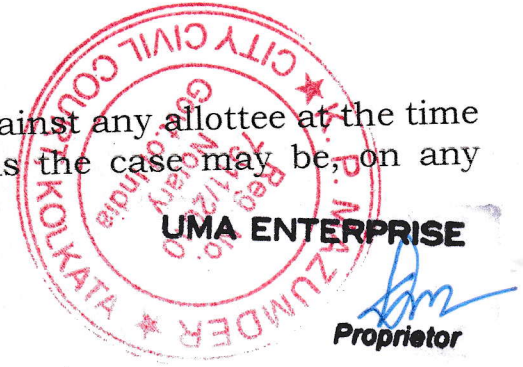


UMA ENTERPRISE

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Proprietor

02 SEP 2024

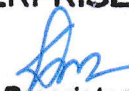
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

Verification

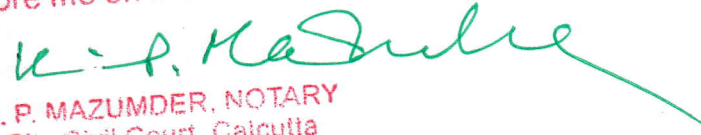
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom
Verified by me at Kolkata on this 2nd day of September, 2024

UMA ENTERPRISE

Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg No 7911/2010 Govt. of India

IDENTIFIED BY ME

S Das

ADVOCATE

02 SEP 2024