



पश्चिम बंगाल WEST BENGAL

34AA 023211



Before the Notary (W.B.)
Barasat, North 24 Pgs.

FORM 'B'

Affidavit cum Declaration

SI. No. 4002
25 JUL 2024

Affidavit cum Declaration of SRI. TANMAY SEAL, son of Late Deb Kumar Seal, by Occupation – Business, by Religion – Hindu, by Nationality – Indian, residing at Mahendra Srimani Street, Raja Ram Mohon Sarani, Kolkata- 700 009, being one of the partners of "M/S. REAL DEVELOPER" and one of the promoters of the proposed project.



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I, **SRI. TANMAY SEAL**, son of Late Deb Kumar Seal, one of the partners of "**M/S. REAL DEVELOPER**" and being one of the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/S REAL DEVELOPER** represented by its partners namely a. **Ajay Kumar Gupta**, b. **Abhijit Agarwal**, c. **Kausik Seal** and d. **Tanmay Seal**, 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 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 the promoters is 31.03.2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

REAL DEVELOPER
Tanmay Seal
Partner

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata, on this **25 JUL 2024** day of _____, 2024.



REAL DEVELOPER
Tanmay Seal
Partner

Deponent
Identified by me

Solemnly Affirmed to this **25th**
Day of **July** 20**24**
Identified by *S. K. DAS* Advocate
25 JUL 2024

Subho Kanti Roy Chowdhury
Advocate
SUBHRO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

S. K. DAS
Notary (W.B.)
Barasat, North 24 Pgs
Regd. No. 19/96

25 JUL 2024

CHECKED BY
[Signature]
NOTARY CLERK