

बंगाल WEST BENGAL



FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arun Sharma duly authorized by the promoter of the proposed project "DSP ELITE MAHESHTALA", vide its/his/their authorization dated 20.05.2023

I, Mr. Arun Sharma, duly authorized by the promoter of the proposed project "DSP ELITE MAHESHTALA", do hereby solemnly declare, undertake and state as under:

1. That, BENU LAL TAKAL, REKHA TAKAL, ANUBHAB BHATTACARYA, ABHINABA BHATTACHARYA, ALOKE BHATTACHARJEE, TAPAN BHATTACHARJEE, CHANDAN BHATTACHARJEE, SUPRIYO BHATTACHARJEE, SUSANTA BHATTACHARJEE, AND D S PROPERTIES has a legal title to the land on which the development of the proposed project is to be carried out

AND

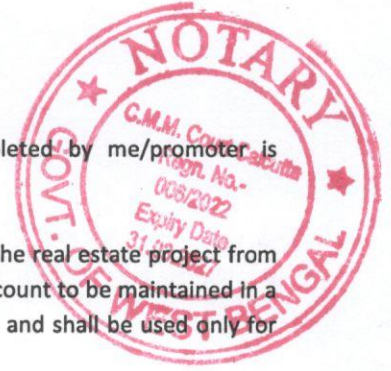
A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

NIRMALYA DAS GUPTA
Advocate Cum Notary
REGN NO.-006/2022
C.M.M. Court Calcutta

12 JUN 2023

12 JUN

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 31/03/2028
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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 Dolkata. on this 12th Day of June, 2023.

D S PROPERTIES

[Signature]
Deponent
Partner

Identified by Me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.M Court, Kolkata

[Signature]
NIRMALYA DAS GUPTA
Advocate Cum Notary
REGN NO.-005/2022
C.M.M. Court Calcutta

SOLEMNLY AFFIRMED
&
Declared Before me
on Identification Adv.
[Signature]
NOTARY
N. DAS GUPTA
C.M.M. Court
Govt. W.B

12 JUN 2023

3896

Sold to.....
Address.....
Value.....

P. K. DAS
Advocate
Sealdah Court,
Kolkata-700 014

20 APR 2023

L.S.V., High Court
Abhijit Sarkar
High Court, A.S



15 JUL 2023

MINISTER OF LAW
AND
JUDICIAL AFFAIRS
GOVERNMENT OF WEST BENGAL
KOLKATA