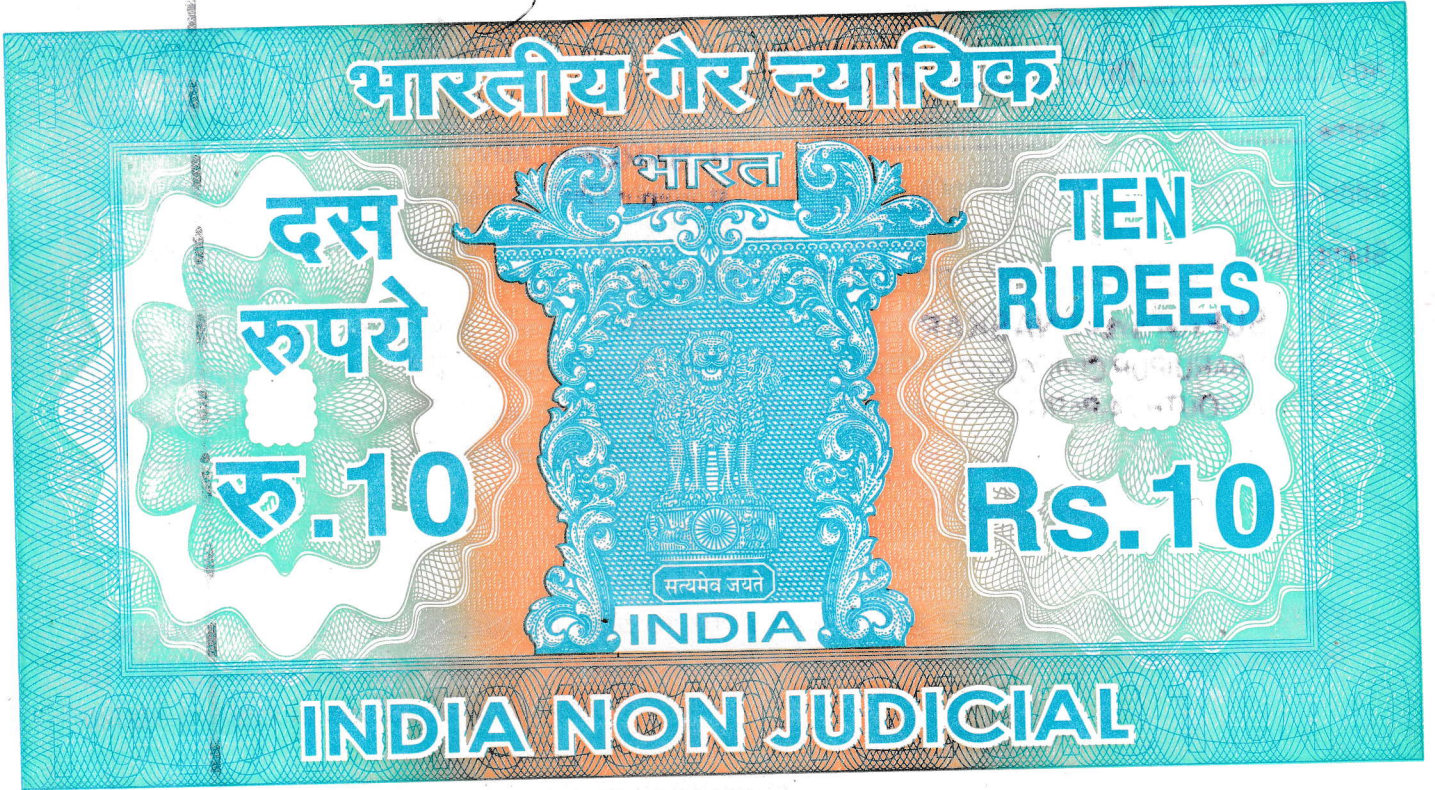


SL NO. 3



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

85AB 730055

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. Manoranjan Mondal (PAN – AGWPM5625R) Son of Late Biswanath Mondal, age about 54 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 129/8, Purbachal Kalitala Road, P.O. Haltu, Police Station Kasba Now Garfa, Kolkata – 700078, Proprietor of the Promoter (**Aparttech**) of the proposed project “**Debanjali Apartment**” situated at Premises No.-44, Purbachal Road, Ward No. 106 under K.M.C, P.O. Haltu, P.S. – Garfa, Dist.- South 24 Parganas, Kolkata – 700078 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18/10/2023

I, Manoranjan Mondal, Proprietor of **Aparttech** (having theregistered Office at Ground Floor, 129/8, Aryan Bhawan, Purbachal Kalitala Road, P.O. Haltu, Police Station Kasba Now Garfa, Kolkata – 700078), Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

APARTTECH

Manoranjan Mondal
Proprietor

18 OCT 2023

1. (a) Sri Madhusudhan Dey (PAN: AIOPD4755D) by Occupation – Business, (b) Sri Sanjib Kumar Dey (PAN: ALFPD7884H) by Occupation – Business (c) Sri Tarun Kumar Dey (PAN: ALLPD3664K) by Occupation Service, all son of Late Arjun Chandra Dey and Smt. Sindhu Rani Dey. All by faith-Hindu, All by Nationality – Indian, All of residing at 104, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata – 700078 has a legal title to the land on which the development of the project is proposed 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 owners 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 31/03/2026.
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.

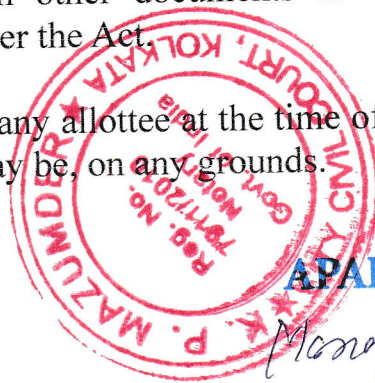
APARTTECH

Manoj Kumar Mandal
Proprietor

18 OCT 2023

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.



APARTECH

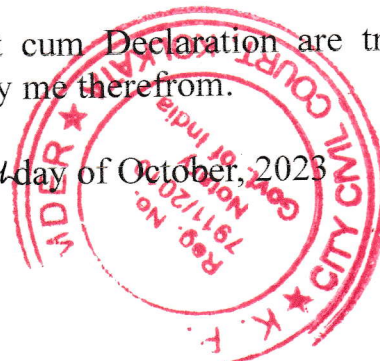
Mandayson Mandal
Proprietor

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 18th day of October, 2023



APARTECH

Mandayson Mandal
Proprietor

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder

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



Signature Attested
on Identification

K. P. Mazumder, Notary
City Civil Court, Kolkata
Reg. No. 7911/2010

IDENTIFIED BY ME

S. Das
ADVOCATE

18 OCT 2023