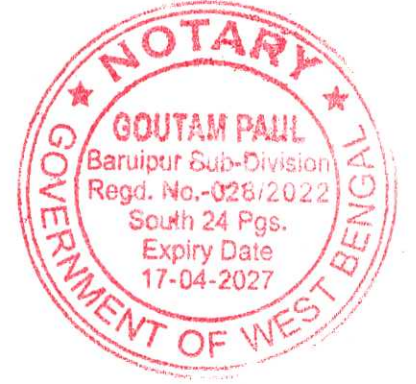




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 311749

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sankar Kundu being representative of the promoter of the proposed project vide its authorization dated 19th June, 2023:

I, Sankar Kundu Son of Late Subol Kundu aged 71 years working for gain at 82, Garia Main Road, Mahamayatala, Kolkata: 700084 being representative of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Rafikul Alam Sarkar & others has a legal title to the land on which the development of the project is proposed

And

A legally valid authentication of the 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.



14 JUL 2023

No. 14573 Date 22/12/22

Name.....

Address.....

Value.....

Vendor.....

Devaloke Developers Limited
82, Garia Main Road, Mahamayatala
Koi-84

SATABUDDIN GAZI

Baruipur Civil & Criminal Court





2. That the said land is free from all encumbrances save & except eleven litigation pending before the court.
3. That the time period within which the project shall be completed by promoter is 30th November, 2028.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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 DEVALOKE DEVELOPERS LTD.

Director

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore

Verified by me at KOLKATA on this 14th day of July, 2023.

For DEVALOKE DEVELOPERS LTD.

Director

Deponent

Identified by

Advocate



Solemnly declared and affirmed
before me on identification
under the Notary Act

GOUTAM PAUL
NOTARY
Regd. No.- 028/2022
Govt. of West Bengal

14 JUL 2023