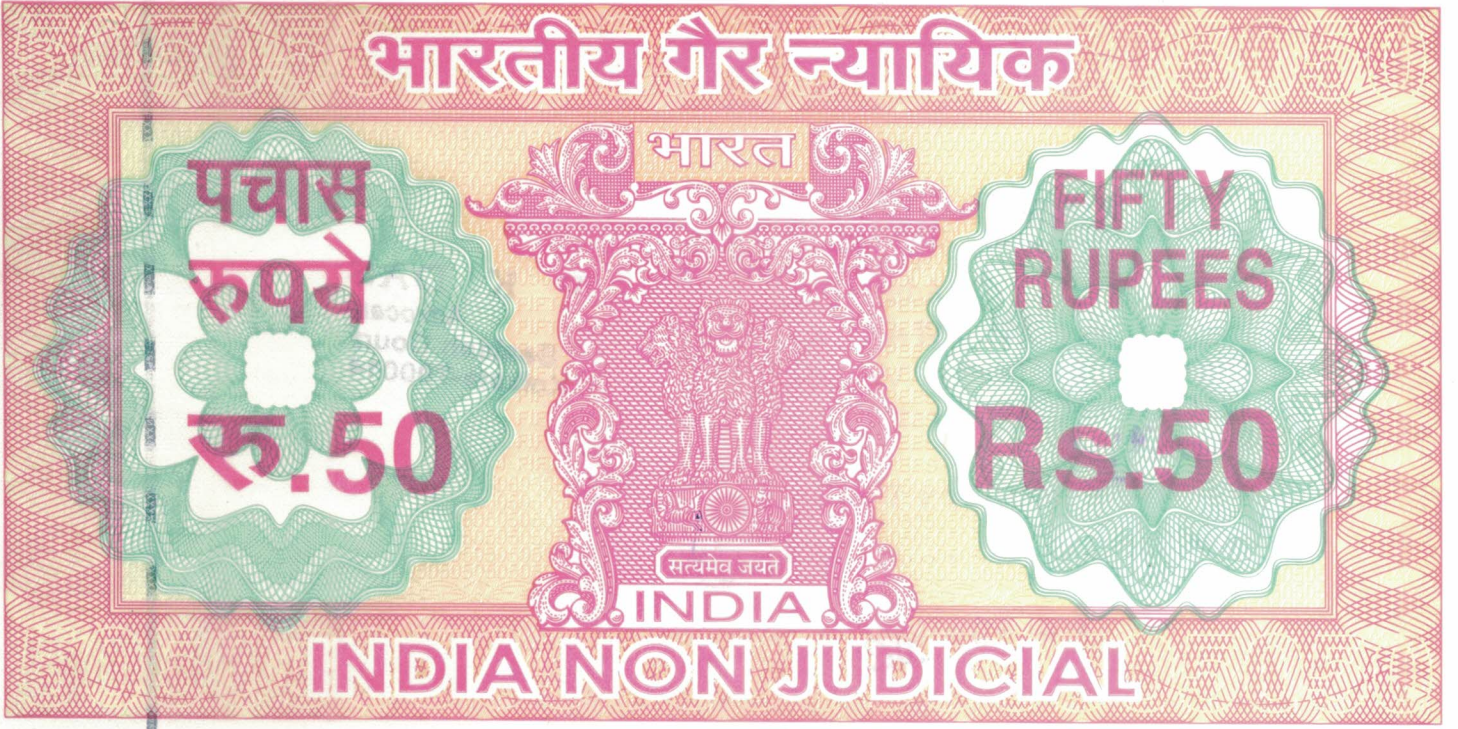


# भारतीय गैर न्यायिक



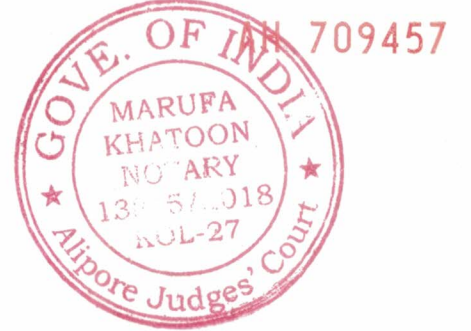
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA - 700 027

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 Ratan Mishra promoter of the proposed project;

I, Ratan Mishra, son of Kashinath Mishra, residing at 125, Regent Colony, P.O: Regent Park, P.S: Jadavpur, Kolkata: 700040 being the Proprietor of "M/s. Touthini Construction", having its registered office at 87/12/141C, Raja S. C. Mullick Road (Ramgarh Colony), P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 do hereby declare that M/s. Touthini Construction is the promoter of the project, i.e., "TOUSHINI-X" constructed at 34, Subhas Pally (Postal Premises No: T-74, Subhas Pally), under E.P. No: 220, C.S. Dag No: 540(P), Mouza: Kamdahari, J.L. No: 49, P.O: Garia, P.S: Bansdrani, Kolkata: 700084, within the limits of Ward No: 111, Borough No: XI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

04 JAN 2024

Ratan Mishra

Sl. No. 33069 Sold to.....

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:....., Sign.....

**23 NOV 2023**

**P K. DAS**  
Advocate  
Sealdah Court  
Kolkata-700014



WHICH IS THE PROPERTY OF THE GOVERNMENT OF INDIA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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1. That Utpal Sengupta has the 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 the promoter is 31<sup>st</sup> December, 2026.
4. That seventy per cent of the amounts realized 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 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That the 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.



*Ratna Mishra.*  
Deponent

04 JAN 2024



## 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 4th day of January, 2024.

*Rantau Misra.*  
Deponent

Identified by me

*Swadesh Banerjee,*  
Advocate

SWADESH BANERJEE

WB-21/1986, Advocate  
Alipore Judges' Court, Kol-27



Solemnly declare and affirmed  
before me on identification under  
the Notaries Act  
*[Signature]*  
MARUFA KHATOON  
Notary Govt. of India  
Regd. No.-13815/2018  
Alipore Judges' Court

04 JAN 2024