

Sl. No. 1345
Dated 21 JUN 2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

80AB 953002



BEFORE THE NOTARY PUBLIC, COOCH BEHAR

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of SEKHAR GUHA ROY, S/O LATE BADAL CHANDRA GUHA ROY, RESIDING AT NARA NARAYAN ROAD, WARD NO-11, PS- KOTWALI, PO & DISTRICT-COOCH BEHAR, WEST BENGAL-736101, DESIGNATION - PARTNER, MODERN BUILDERS, promoter of the proposed project;

I, SEKHAR GUHA ROY, S/O LATE BADAL CHANDRA GUHA ROY, RESIDING AT NARA NARAYAN ROAD, WARD NO-11, PO & PS- COOCH BEHAR, DISTRICT-COOCH BEHAR, WEST BENGAL-736101, DESIGNATION - PARTNER, MODERN BUILDERS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, SEKHAR GUHA ROY, SUBHAJIT DATTA, AMIT KUMAR GHOSH have a legal title to the land on which the development of the proposed project is to be carried out,

AND

Jiban Krishna Chakraborty
M.Com. (Adv. A/C B/Law) LL.B.C.L.W. (W.B.)
Notary, Cooch Behar
Govt. of West Bengal, India

21 JUN 2023

MODERN BUILDERS
Sekhar Guha Roy
PARTNER

A legally valid authentication of title of such land 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 me/promoter is 31/12/2028.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Verification

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

Verified by me at Cooch Behar on this 21st Day of June 2023.

Deponent

MODERN BUILDERS

Sekhar Gupta Ray
PARTNER

Identified by me;

Jiban Krishna Chatterjee
M.Com. (Adv. A/C B/Law) LL.B., C.L.W. (W.B.)
Notary, Cooch Behar
Govt. of West Bengal, India.

21 JUN 2023

Anirban Saha
Advocate, Cooch Behar
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Advocate
Cooch Behar Bar Association
F.No-F1673/474 of 2010