



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC COURT AT ALIPORE POLICE COURT



654434

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Debabrata Sarkar promoter of the proposed project named "Debangon Apartment"

I, Mr. Debabrata Sarkar promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Sri. BIMAL RANJAN AICH ROY S/o. late Brojendra Kishore Aich Roy residing at 119, Regent Estate P.S. Jadvpur, Kol- 700092/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 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 me/promoter is 25th December, 2024
4. That seventy per cent 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.



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Solemnly Affirmed & Declared Before me on Identification DEBABRATA PROPERTIES PVT. LTD.

[Signature]
 B. K. NASKAR, Notary
 Alipore Police Court, Kol-27
 Reg. No. 102/2007
 Govt of west bengal

[Signature]
 Debabrata Sarkar
 Director

19 FEB 2024

SL No. 195 Date 16 FEB 2024

Name Debabrata Properties Pvt. Ltd.

Address 548, Panna shree Pally Kolkata - 700060

Vendor Sig. [Signature]

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027



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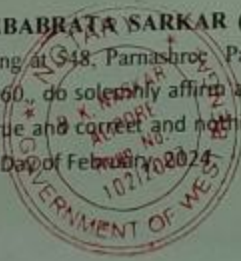
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



DEBABRATA PROPERTIES PVT. LTD.
Debabrata Sarkar
 Director Deponent

Verification

I, DEBABRATA SARKAR (PAN No : ALGPS1082F) son of Late. Jogesh Chandra Sarkar, residing at S-48, Parnashree Pally, Police Station : Parnashree, Post Office : Parnashree, Kolkata - 700 060, do solemnly affirm and confirm that 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 19th Day of February, 2024.



DEBABRATA PROPERTIES PVT. LTD.
Debabrata Sarkar
 Director Deponent

Verified by me at 19 Day of February, 2024.

**Solemnly Affirmed & Declared
 Before me on Identification**

B.K. Naskar
**B. K. NASKAR, Notary
 Alipore Police Court, Kol.-27
 Regn. No.- 102 / 2007
 Govt of West Bengal**

19 FEB 2024

IDENTIFIED BY ME
Somnath Pal
 Advocate

**SOMNATH PAL
 Advocate
 Alipore Criminal Court
 E. No.- WB- 1183 / 2008**