

भारतीय गैर न्यायिक

दस  
रुपये

TEN  
RUPEES

₹ 10

Rs.10

भारत

INDIA

INDIA NON JUDICIAL



পশ্চিমবঙ্গ, पश्चिम बंगाल WEST BENGAL

Before the Notary  
Govt. of West Bengal 89AB 365948  
Durgapur  
District-Paschim Bardhaman

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 **Sri RAJU GORAI**, duly authorized by the promoter of the proposed project "TULIP RESIDENCY", vide his authorization date 31<sup>st</sup> December 2023

I, **Sri RAJU GORAI** duly authorized by the promoter of the proposed project "TULIP RESIDENCY", do hereby solemnly declare, undertake and state as under:

1. That **SANKALPA REAL ESTATE DEVELOPERS** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners **Dr. KAUSHIK BASU, Mr. KAUSTAV BASU and Mr. CHAYAN CHAR** along with an authenticated copy of development agreement (1) no. 230606324 Dtd. 5<sup>th</sup> July 2023 (2) no. 230608858 Dtd. 20<sup>th</sup> September 2023 and power of attorney (1) no. 230607194 Dtd. 27<sup>th</sup> July 2023 (2) no. 230609253 Dtd. 29<sup>th</sup> September 2023 between such owner and promoter for development of the real estate project is enclosed herewith.

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31/03/2028**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

Sankalpa Real Estate Developers

Rajiv Ghoshal

Deponent Partner.

**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 Durgapur on this 16<sup>th</sup> June day of June 2024

Sankalpa Real Estate Developers

Rajiv Ghoshal

Partner.  
Deponent



IDENTIFIED BY ME  
[Signature]  
ADVOCATE

Solemnly Affirmed & Declared  
before me on Identification

[Signature]  
ABDUL HOQUE, NOTARY  
Durgapur, Paschim Bardhaman  
Regn. No.- 003/2023, Govt. of W.B

10 JUN 2024