



पश्चिम बंगाल WEST BENGAL



**BEFORE THE NOTARY PUBLIC**

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Jamaluddin Molla being representative for the promoter of the proposed project vide its authorization dated 12/07/2024.

I, Jamaluddin Molla S/o Mojambari Molla aged 47 years R/o Lauhati Rajarhat Kolkata - 700135 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/S Withal Services Private Limited and others has a legal title to the land on which the development of the project is to be carried out  
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.
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 December, 2026.

**B. N. SAHA**  
**NOTARY**

Bikash Bhava  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

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

**1 2 JUL 2024**

81375

**SWAPNADIP DAS**  
Advocate

No. \_\_\_\_\_ Sold to \_\_\_\_\_  
Address \_\_\_\_\_ 6, Old Post Office Street,  
Temple Chambers  
Ground Floor, Room No. 56  
Kolkata-700001  
Rs. \_\_\_\_\_ Mob No. 9830168651

21 SEP 2023

Date \_\_\_\_\_ 21 SEP 2023

**SIPRA DEY**  
Licence No.: 18A  
Code: 1070

1, N. S. Road, Kolkata-700 001

*[Handwritten signature]*



BEFORE THE NOTARY PUBLIC

13 JUL 2023

NOTARY

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Deponent

**NITU DEVELOPERS PVT. LTD.**

*Smita Chatterjee*

DIRECTOR

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 12th day of 2024.

**NITU DEVELOPERS PVT. LTD.**

*Smita Chatterjee*

DIRECTOR

Deponent

Solemnly Affirmed  
&  
Declared Before me  
on Identification of Advocate

*B-N*  
**B. N. SAHA**  
Notary

**IDENTIFIED BY ME**  
*[Signature]*  
**ADVOCATE**

**12 JUL 2024**

**B. N. SAHA**  
NOTARY  
Bikash Bhavan  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

