

कोलकाता बंगाल WEST BENGAL



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. UTPAL DAS, proprietor of M/s UTPAL DAS (herein referred to as "The Promoter") and promoter of the proposed project;

I, UTPAL DAS, son of Bablu Das, by Nationality: Indian, aged about 35 Years, resident of 12/1A/20 Chowbaga Road, Bidhannagar, P.S Kasba, Kolkata-700039, and proprietor of M/s UTPAL DAS (herein referred to as "The Promoter") having its registered office at 51, Bidhan Nagar, 12/1A/20 Chowbaga Road, Bidhannagar(S), Kolkata-700039, the promoter of the proposed project "SARASWATI APARTMENT" do hereby solemnly declare, undertake and state as under:

11 8 SEP 2023  
1



1. That SRI KALYAN MAJUMDER, son of Late Kamal Majumder, both by Nationality: Indian, resident of 193B Picnic Garden Road, P.O Tiljala, P.S Kasba, Kolkata-700039 have/has a legal title to the land at Mouza-Kusthia, J.L No. 14, Dag no. 1325/1404, 1337, Khatian No. 93, 101, 558 being Municipal Premises no. 193B, Picnic Garden Road, P.S Kasba, Kolkata-700039, District: South 24 Parganas under ward No. 67 of Kolkata Municipal Corporation 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.

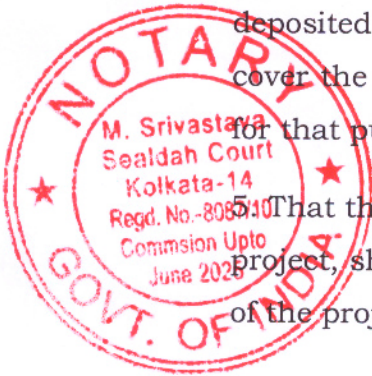
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> December, 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



11.8 SEP 2023

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 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 have / has furnished such other documents as have been prescribed 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.



UTPAL DAS  
*Utpal Das*  
Proprietor

Deponent

#### 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 11th day of September, 2023

Solemnly Affirmed &  
Declared Before me  
on Identification of L.D. Advocate  
*Utkul Srivastava*  
UKUL SRIVASTAVA  
Notary Govt. of India  
Regd. No. 8087/10  
Expiry on 25/06/2025

UTPAL DAS  
*Utpal Das*  
Proprietor

Deponent

11 0 SEP 2023

Identified by me,  
Apurba Rome  
Advocate  
E. no. :- F/397/310/2021