



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 389972



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of I, **MR. NITYA GOPAL DEBNATH**, son of Sri. Santosh Kumar Debnath, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at EB-1/3, Deshbandhunagar, P.S.- Baguiati, P.O.- Deshbandhunagar, Kolkata- 700059,

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26 JUN 2023

16892

17 MAY 2023

No..... Rs. 10/- Date.....

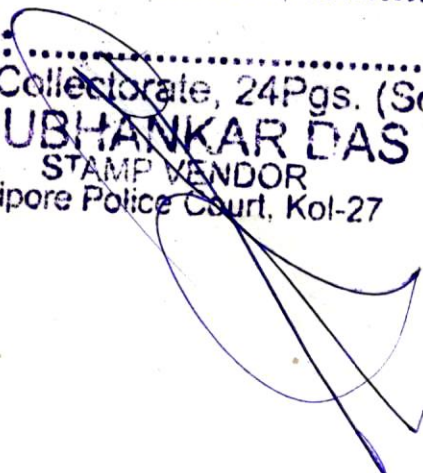
Name : .....  
SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

Address : .....

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

17 MAY 2023

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27



M/S. DEBNATH  
JAH COURT

District- North 24 Parganas, West Bengal, being one of the partners of "M/S. DEBNATH CONSTRUCTION" and one of the promoters of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Sri. Chittaranjan Roy, Sri. Niranjan Roy, Smt. Susama Roy, Smt. Provabati Biswas, Smt. Anita Roy, Smt. Putul Mondal, Smt. Moumita Mondal, Smt. Bula Roy Alias Smt. Bula Biswas, Smt. Gita Roy, Smt. Basanti Roy, Smt. Angur Bala Mondal, Smt. Sampa Mondal Mitra, Smt. Pampa Mondal Bhatta, have 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 the promoters is 20.06.2024.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 in compliance with the proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

*Nityan Chandra Deb Nath*

Deponent

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

Verified by me at Kolkata, on this 26<sup>th</sup> day of June, 2023.

*Nityan Chandra Deb Nath*

Deponent  
Identified by me

*Subhro Kanti Roy Chowdhury*

Advocate  
SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

Solemnly Affirmed &  
Declared Before Me  
On Identification By

*Sarbani Mitra*  
SARBANI MITRA  
NOTARY  
Regd. No.-5515/08

26 JUN 2023