

Serial No. 109/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

94AB 102994



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL

FORM-A
[see rule 3(2)]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Nirmal Debnath, promoter of the proposed project
vides its authorization dated _____ :

I, Mr. Nirmal Debnath, Son of Mr. Fatick Debnath aged 56yrs, R/o 19, Jubilee Park, P.S. Bansdroni, Kolkata- 700 096 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed
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.

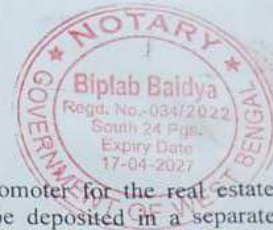
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is 09/06/2027 (Project Completion Date).

Nirmal Debnath

20 FEB 2024





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



Arund Deb Nath

Deponent

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

Date: 19/02/2024

Arund Deb Nath

Deponent

Attested by me

B
Biplab Baidya, Notary
Regn. No. 034/2022,
Govt. of West Bengal

Identified by me
Arund Deb Nath
Advocate

20 FEB 2024

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