

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

328

पश्चिम बंगाल

पश्चिम बंगाल



WEST BENGAL

Before the Notary  
Govt. of West Bengal  
Burdwan District  
Durgapur  
AA 803638

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 RAJ TIWARI** [PAN : **AJZPT5793M**] s/o **DEWASISH TIWARI**, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at Rajbandh Bankali Tala, Rajbandh, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal and promoter of the proposed project authorized by the promoter of the project, "**SUTAPA ENCLAVE PHASE II**", to be developed at Kaliganj Christian Pally, Kaliganj Main Road, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal;

I, **Sri RAJ TIWARI** (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I, **Sri RAJ TIWARI** (Promoter) 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 arrangement 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 **31/12/2025**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I, **Sri RAJ TIWARI** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I, **Sri RAJ TIWARI** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That I, **Sri RAJ TIWARI** (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.

**VINAYAK REALTORS**

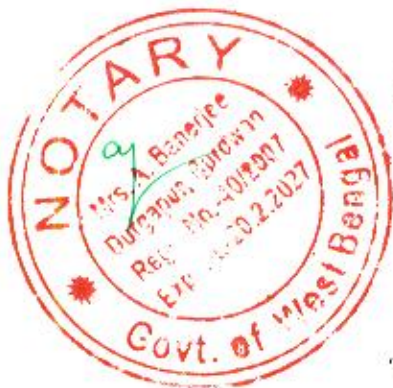
*Raj Tiwari*  
Partner  
Deponent

**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 at ..... on this ..... day of **VINAYAK REALTORS**

*Raj Tiwari*  
Partner  
Deponent



**IDENTIFIED BY ME**

*[Signature]*  
ADVOCATE

**Solely Assisted & Directed  
by me on Identification**

*Akash Banerjee*  
Mrs. A. Banerjee, Notary  
Durgam Chattram, W.B.  
Reg. No. 4019007 Govt. of W.B.

**1 APR 2023**