

SL No. 148

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



97AB 751759

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION OF RAKESH KUNDU BEING REPRESENTATIVE FOR THE PROMOTER/ DEVELOPER OF THE PROPOSED PROJECT VIDE ITS AUTHORIZATION DATED 07/03/2024.

I, Sri Rakesh Kundu Son of Late Ranajit Kumar Kundu aged about 46 years, By Religion - Hindu, By Occupation - Business, residing at Premises No 13/8D, Ariff Road, Post Office and Police Station - Ultadanga, Kolkata-700067, being the Authorized Signatory and duly representative for the promoter/ Developer of the proposed project do hereby solemnly declare, undertake and state as under:

13 MAY 2024



1. That Subhash Kundu and Others has a legal right 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 26th December 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

UNIK CONSTRUCTION CO

Rakesh Kundu
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 13th day of May, 2024. UNIK CONSTRUCTION CO

Solely Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) & 298
Notary
SK. Nazrul Islam
Notary, Govt. of W.B.
Regn. No. 447/19
City Civil Court, Calcutta

Rakesh Kundu
Partner

DEPONENT

Idnifia Home
Tommy Kumeroy
Adriki

13 MAY 2024