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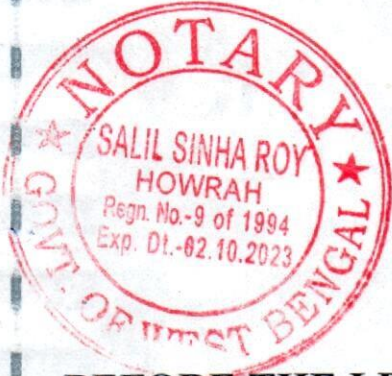
भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 512227



BEFORE THE LD. NOTARY PUBLIC AT HOWRAH

FORM-'B'

**AFFIDAVIT-CUM-DECLARATION**

We, **SRI ACHINTYA KUMAR MONDAL**, son of Sri Kusha Dhawaja Mondal, aged about 42 years and **SRI BIJAN KUMAR MONDAL**, son of Kusha Dhawaja Mondal, aged about 40 years, both by faith - Hindu, by Occupation - Business, both are residing at B.B.D Sarani, P.O. Ghoshpara, P.S. -Nischinda, District - Howrah, Pin-711 227, the Directors of **W.B. ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin code 711 227, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

29 APR 2023



4200

29/4/23

DL. NO. .... DATE. ....

VALUE. .... RUPEES. .... PAISE. ....

NAME. ....

ADDRESS. ....

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH

Developer Pvt Ltd

*[Handwritten signature]*

*[Large handwritten signature]*





1. **SRI RATUL ROY**, son of Late Ramesh Chandra Roy, residing at Sapuipara, Napatti, (Barwaritala), Post Office Sapuipara, Police Station Nischinda, District Howrah, Pin Code 711 206, the Land Owner have/has a legal title of 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 alongwith 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.

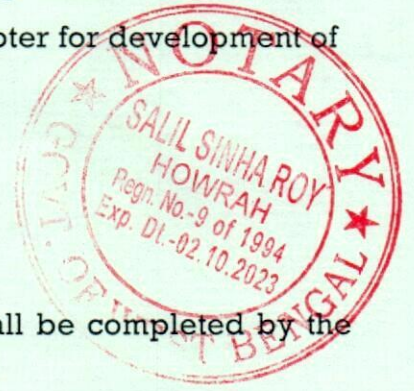
3. That the time period within which the project shall be completed by the Promoter is **30.09.2026**.

4. That, seventy per cent (70%) of the amounts realized by me/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.

7. That, we/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



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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, we/promoter shall take all the pending approvals on time from the competent authorities.

9. That, we/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we/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.

That the statements made above are true and correct to the best of our knowledge and belief.

W. B. Estate Developers Pvt. Ltd.  
Achintha Kumar Mondal

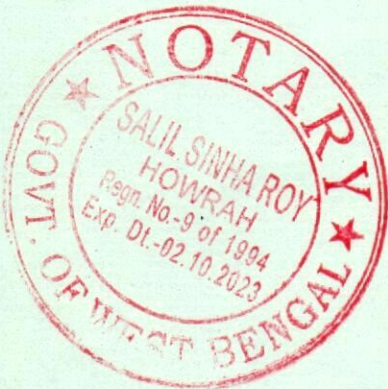
Director  
W. B. Estate Developers Pvt. Ltd.

Bijon K. Mondal

Director  
DEPONENT

Identified by me and signed in my presence

Selvan Chatterjee  
ADVOCATE 29/04/2023



SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

29.4.23  
SALIL SINHA ROY  
NOTARY HOWRAH

29 APR 2023



**VERIFICATION**

We, the deponent above, do hereby verify the contents of my above Affidavit-cum-Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this 29<sup>th</sup> day of 2023

W. B. Estate Developers Pvt. Ltd.  
*Achintya Kumar Mandal*

Director

W. B. Estate Developers Pvt. Ltd.

*Bijan Kumar Mandal*

Director

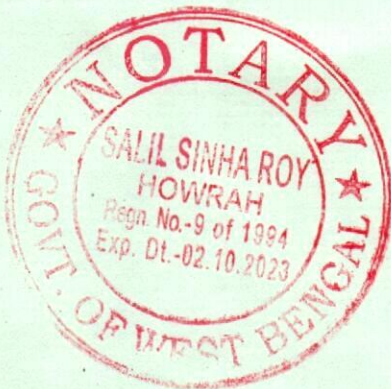
**DEPONENT**

Identified by me and signed in my presence

*Subir Chatterjee*  
ADVOCATE  
29/4/2023

SOLEMNLY AFFIRMED & DECLARED  
BEFORE ME ON IDENTIFICATION

*29-4-23*  
SALIL SINHA ROY  
NOTARY HOWRAH



29 APR 2023