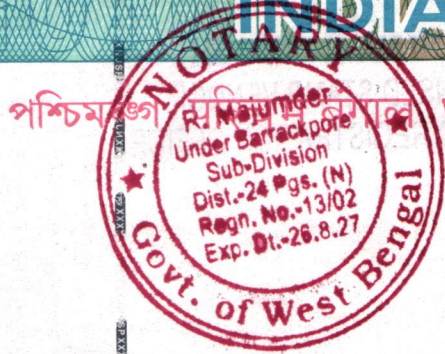


Sl. No. 74 dt. 27 MAR 2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



WEST BENGAL

77AB 731747

BEFORE THE NOTARY AT BARRACKPORE  
NORTH 24 PARGANAS

Before the notary public at Sealdah

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 **SK. SABIR ALI**, Son of Sk. Musaraf Ali, by occupation- Business, by faith- Islam, by Nationality- Indian, residing at Raghunathpur, P.O.- Jhargram, P.S. - Jhargram, Dist. - Jhargram, Pin - 721502, West Bengal, Proprietor of the firm under the name and style of **SK. SABIR ALI** a Proprietorship firm having its registered office at Nripenpally, Raghunathpur, P.O.- Jhargram, P.S. - Jhargram, Dist. - Jhargram, Pin - 721507, West Bengal, promoter of the proposed of the Project namely "**NEW SUJAN APARTMENT**".

27 MAR 2023

NEW SUJAN APARTMENT  
SEKH SABIR ALI  
*SK. Sabir Ali*  
Proprietor

I, **SK. SABIR ALI** 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 We/I / promoter have /has a legal title to the land on which the development of the project is proposed

OR

**"NEW SUJAN APARTMENT"** have/has 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.

OR

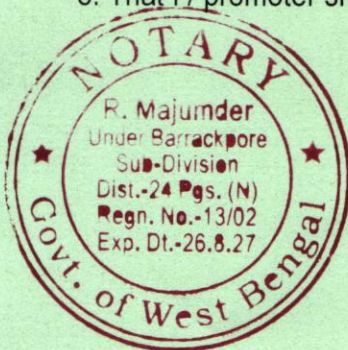
3. That details of encumbrances: I am absolute recorded owner in respect of lying and situated at **ALL THAT** piece or parcel of land admeasuring 17 (Seventeen) Decimal i.e. 7,405.20 Sq. Ft. (more or less) lying and situated at Mouza – Jangalkhas, J.L. No. – 395 in respect of R.S. Plot No. – 1095 under R.S. Khatian No. – 4 corresponding to L.R. Plot No. – 1945 under L.R. Khatian No. – 12869, within the ambit of Ward No. – 14, within the local limits of Jhargram Municipality, within Jhargram Police station in the District of Jhargram, and have all rights, title, interest or name of any party in or over such land. That the time period within which the project shall be completed by me/promoter is within **December, 2024**.

4. That seventy per cent of the amount 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.

7. 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 I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.



27 MAR 2023

NEW SUJAN APARTMENT  
SEKH SABIR ALI  
*SK. Sabir Ali*  
Proprietor

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

10. That I / 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.

NEW SUJAN APARTMENT  
SEKH SABIR ALI

*Sekh Sabir Ali*

Proprietor  
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 Sealdah on this \_\_\_\_\_ Day of **27 MAR 2023**, 2023.

NEW SUJAN APARTMENT  
SEKH SABIR ALI

*Sekh Sabir Ali*

Proprietor

Deponent

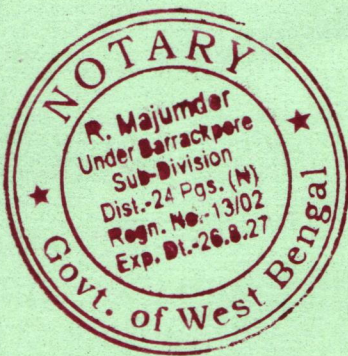
*Debnadar Das*

DEB SUNDAR DARIPA  
Advocate

Registration No. WB/845/2003  
C.T.B.A. 14, Beliaghata Road,  
Kolkata- 700015.

**27 MAR 2023**

Identify by me:



Solemnly Affirmed  
&  
Declared Before Me  
On Identification

*R. Majumder*

R. MAJUMDER  
NOTARY

Regn. No.-13/02

**27 MAR 2023**