

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

30AA 065730

Before the Notary
Govt. of West Bengal
Paschim Bardhaman District
Durgapur

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 DEBANJAN ROY (Promoter) s/o Dilip Kumar Roy, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Bamunara, PS : Kanksa, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal and promoter of the proposed project "PATHIKRIT COMPLEX" to be developed at Christian Pally, PO : Arrah, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal;

I, Sri DEBANJAN ROY (Promoter) promoter of the proposed project authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I Sri DEBANJAN ROY (Promoter) 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 arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

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ADVOCATE

IDENTIFIED BY ME

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 **30/09/2027**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 DEBANJAN ROY** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I **Sri DEBANJAN ROY** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That I **Sri DEBANJAN ROY** (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.



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M. R. DEVELOPERS

Debanjan Roy
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 Durgapur on this 13th day of June 2023

M. R. DEVELOPERS

Debanjan Roy
Partner
Deponent

IDENTIFIED BY ME

ADVOCATE

Solemnly Affirmed before me by
Sri/Smt. P. Roy
ID by P. Roy Advocate
on this 13th day of June 2023

Mr. MONOBROTA ROY, NOTARY
Durgapur, Paschim Bardhaman - W.B.
Regn. No.- 111/2022, Govt. of W.B.