

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON

Before the Notary
Govt. of West Bengal
Burdwan District, Durgapur

AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **SUBHADEEP ROY** [PAN : EHSR0717L] s/o
Lalbahadur Roy, by nationality - Indian, by faith - Hinduism, by occupation -
Business, residing at Bamunara, Durgapur - 713212, Dist : Paschim Bardhaman,
West Bengal and promoter of the proposed project authorized by the promoter
of the project, "GANGASAGAR RESIDENCY", to be developed at Road 28,
Subhas Pally, Benachity, PS : Durgapur, Durgapur - 713213, Dist : Paschim
Bardhaman, West Bengal;

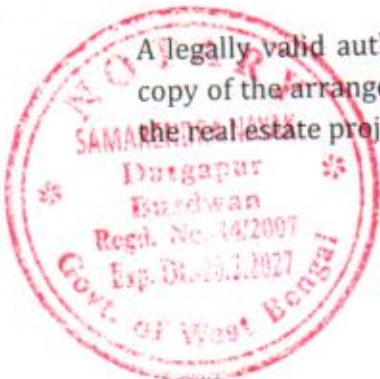
I, **SUBHADEEP ROY** (Promoter) of the proposed project do hereby solemnly
declare, undertake, and state as under:

1. That I, **SUBHADEEP ROY** (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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Samarendra Nayak, Notary
Durgapur, Burdwan, W.B.
Regd. No.-14/2007

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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 **06/06/2024**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, **SUBHADEEP ROY** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I, **SUBHADEEP ROY** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That I, **SUBHADEEP 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.

KEDARNATH CONSTRUCTION
Subha deep 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 *12th* day of *July* 20*23*

IDENTIFIED BY ME
Joy Roy
ADVOCATE



KEDARNATH CONSTRUCTION
Subha deep Roy
Partner

Deponent

Samarendra Nayak
Samarendra Nayak, Notary
Durgapur, Burdwan, W.B.
Regd. No.-14/2007

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