

भारतीय गैर न्यायिक

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भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

NOTARY  
AREA-24 PGS.  
REGD. NO-4/83  
EXPIRY DT.- 24.7.2024

WEST BENGAL

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**

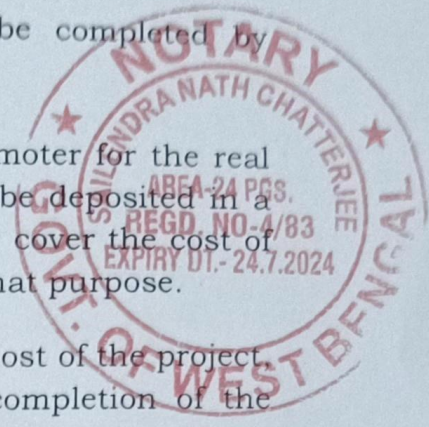
Affidavit cum Declaration of Mr. Debabrata Chakraborty, Director of Debanagan Estate Pvt. Ltd., promoter of the proposed project "72" situated at 72, Paikpara Row, Kolkata - 700037, P.S. - Chitpore, P.O. - Belgachia, under Ward No. 004, Borough - I of KMC

I, Debabrata Chakraborty, Director of Debanagan Estate Pvt. Ltd., promoter of the proposed project "72" situated at 72, Paikpara Row, Kolkata - 700037, P.S. - Chitpore, P.O. - Belgachia, under Ward No. 004, Borough - I of KMC do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between GOUTAM MITRA, INDRANI GHOSH, SANJAY MITRA, SWAPNA GHOSH, SAIKAT MONDAL, PRITHWISH MONDAL, SANTA MITRA, ATANU MITRA & BAISALI SEN - Land owners and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

12 5 APR 2024

3. That the time period within which the project shall be completed by me/promoter is 30th June, 2026
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
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.



DEBANGAN ESTATE PVT. LTD.

*[Signature]*

Director  
Deponent

Verification

I, Debabrata Chakraborty, Son of Late Amal Bikash Chakraborty, Resident of 18C, Northern Avenue Kolkata - 700037, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 25th day of April, 2024

Solemnly Affirmed &  
Declared Before me  
on Identification

S. N. CHATTERJEE  
NOTARY  
REGD. NO. - 4/83

25 APR 2024

DEBANGAN ESTATE PVT. LTD.

*[Signature]*

Director

Deponent

Identified by me  
S. Ghosh  
*[Signature]*