

भारतीय गैर न्यायिक

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रुपये

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TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल  
WEST BENGAL  
Govt. of West Bengal

Before the Notary  
Govt. of West Bengal  
Burdwan District / 6AB 059480  
Durgapur

297

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 RAJU GORAI [PAN : BZSP5639D] s/o Late Nimai Gorai, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at Tetikhola, Arrah, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal and promoter of the proposed project authorized by the promoter of the project, "TULIP", to be developed at SP 16/16, Saptarshi Park, West Shankarpur, PS : New Township, Durgapur - 713212, Dist : Paschim Bardhaman, West Bengal;

I, Sri RAJU GORAI (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I, Sri RAJU GORAI (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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Solemnly Affirmed & Declared  
before me on Identification

Mrs. A. Banerjee, Notary  
Durgapur, Burdwan, W.B.  
Regn No 48/2687 Govt of W.B.

27 MAR 2023



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 **31/03/2027**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 RAJU GORAI** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I, **Sri RAJU GORAI** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That I, **Sri RAJU GORAI** (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.

SANKALPA REAL ESTATE DEVELOPERS

Raju Gorai

Deponent Partner

**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 27-03-23 day of .....

SANKALPA REAL ESTATE DEVELOPERS

Raju Gorai

Deponent Partner



solemnly Affirmed & Declared  
before me on Identification

Atal Banerjee  
Mrs. A. Banerjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No -48/2007 Govt of W.B.

27 MAR 2023

IDENTIFIED BY ME

ABMS/CATE