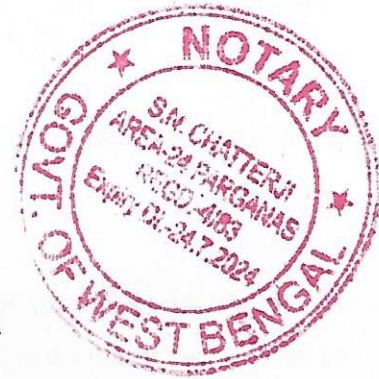




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AB 128912



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of (1) **SRI. UJJAL DATTA**, son of Late Santipada Dutta, by faith-Hindu, by Nationality- Indian, by Occupation- Business, residing at 57, P. K. Guha Lane, Post Office – Dum Dum, Police Station - Dum Dum, Kolkata- 700028, and (2) **SRI. SUBHASIS DAS**, son of Late Hirendra Nath Das, by faith-Hindu, by Nationality- Indian, by Occupation- Business, residing at 44, P.K. Guha Lane, Post Office– Dumdum, Police Station- Dum Dum, Kolkata-

Cont...P-2

29 SEP 2023

26 SEP 2023

No. 24106

₹10/- Date.....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27

SUBHO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta



24106

700028, District 24 Parganas (North), West Bengal, partners of "U.S. REALTORS" and being the promoters of the proposed project.



We, **SRI. UJJAL DATTA** and **SRI. SUBHASIS DAS**, partners of "U.S. REALTORS" and being the promoters of the proposed project do hereby declare, undertake and state as under:

1. That **SRI. BIMAL BHATTACHARJEE**, **SRI. DIPTIMAN DEY**, **SRI. SUBASH CHANDRA CHAKRABORTY** and **U.S. REALTORS** a partnership firm, represented by its partners namely **SRI UJJAL DATTA** and **SRI SUBHASIS DAS** 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 for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is **31<sup>st</sup> March, 2026**.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

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9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



For U. S. REALTORS

*Muzjal Datta*  
Partner

For U. S. REALTORS

*Subhain Das*  
Partner

Deponents

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from. **29 SEP 2023**

Verified by us at Kolkata, on this 29<sup>th</sup> day of September, 2023.

For U. S. REALTORS

*Muzjal Datta*  
Partner

For U. S. REALTORS

*Subhain Das*  
Partner

Deponents  
Identified by me

*Subhro Kanti Roy Chowdhury*  
Advocate

SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

Solemnly Affirmed &  
Declared Before me  
on Identification

*S.M. Chatterjee*  
S.M. CHATTERJEE  
NOTARY  
REGG. NO.- 4/83

**29 SEP 2023**