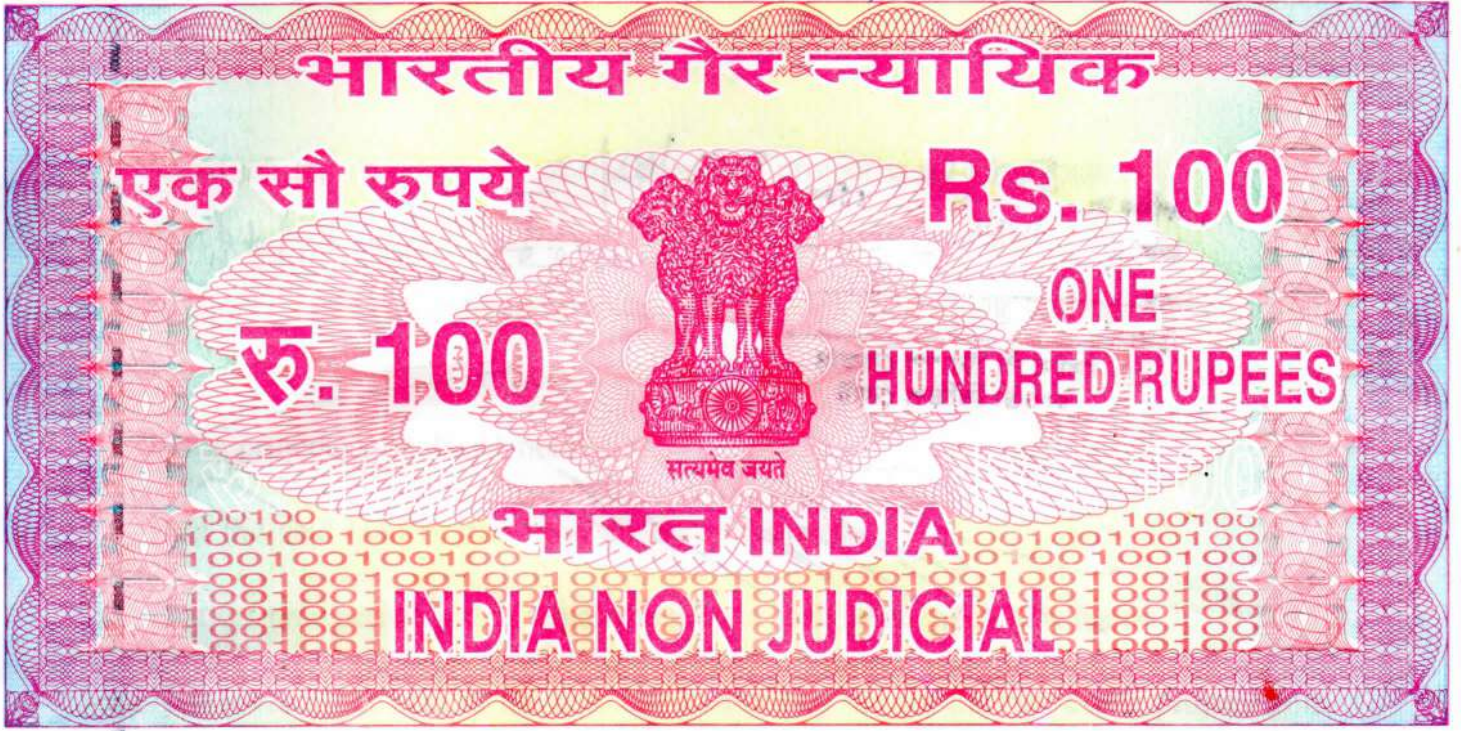


SL No ... 1270/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 854227

BEFORE THE NOTARY PUBLIC  
HOWRAH  
**FORM-B**

[See Rule 3 (4)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Tapan Kumar Banerjee on behalf of Theme Projects Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 04.01.2022 :

I, Sri Tapan Kumar Banerjee Son of Late Guru Sharan Banerjee aged 74 residing at 46, College Road, P.O. B.Garden, P.S. A.J.C. Bose Botanic Garden, District Howrah, Pin-711 103 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. SRI NITYA NANDA NANDY, SMT. SHANKARI NANDY, SMT. KAKALI HAZRA nee NANDY, SMT. MITALI NANDY, SMT. RITA NANDY, SRI PARTHA PRATIM NANDY and SMT. JHILAM NANDY ROY have a legal title to the land

Contd. P-2



24 MAR 2023

Tapan Kumar Banerjee

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 22/03/22  
 1000  
 Theme Projects Pvt Ltd  
 ঠিকানা  
 মোহা সী স্ট্যান্ড ভেডার  
 হাওড়া সিভিল কোর্ট

*[Handwritten Signature]*

BEFORE THE NOTARY PUBLIC  
 HOWRAH  
 FORM-B

[See Rule 3 (4)]

SWORN CUM DECLARATION

I, the undersigned, do hereby solemnly declare, undertake and state as under  
 that I am the promoter of the proposed project and I am duly authorized by the promoter of the  
 proposed project to file its authorization dated 04.01.2022  
 I, the undersigned, do hereby solemnly declare, undertake and state as under  
 that I am the promoter of the proposed project and I am duly authorized by the promoter of the  
 proposed project to file its authorization dated 04.01.2022  
 I, the undersigned, do hereby solemnly declare, undertake and state as under  
 that I am the promoter of the proposed project and I am duly authorized by the promoter of the  
 proposed project to file its authorization dated 04.01.2022



22 MAR 2022

*[Faint handwritten text at the bottom left]*

on which the development of the proposed project is to be carried out

And

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter 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 me on 30.06.2025.
4. That seventy per cent of the amounts realised by me 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 only 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. I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I shall take all the pending approvals on time, from the competent authorities.



Jagan Kumar Banerjee

9. I have furnished such other documents as have been specified by the rules and regulations made under the Act.
10. I 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.

*Jagan Kumar Banerjee*  
Deponent

### VERIFICATION

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 HOWRAH on this 24th day of March, 2023.

*Jagan Kumar Banerjee*  
Deponent

Identified by me  
*Debasata Bhaduri* 24/3/23  
Advocate

SOLEMNLY AFFIRMED BEFORE ME  
ON.....*Jagan Kr Banerjee*  
WHO IS IDENTIFIED BY.....*Debasata*  
*Bhaduri*.....ADVOCATE  
ON THIS.....*24th Mar 2023*

*Shyamal Kr. Mitra*  
SHYAMAL KR. MITRA  
NOTARY, HOWRAH



24 MAR 2023