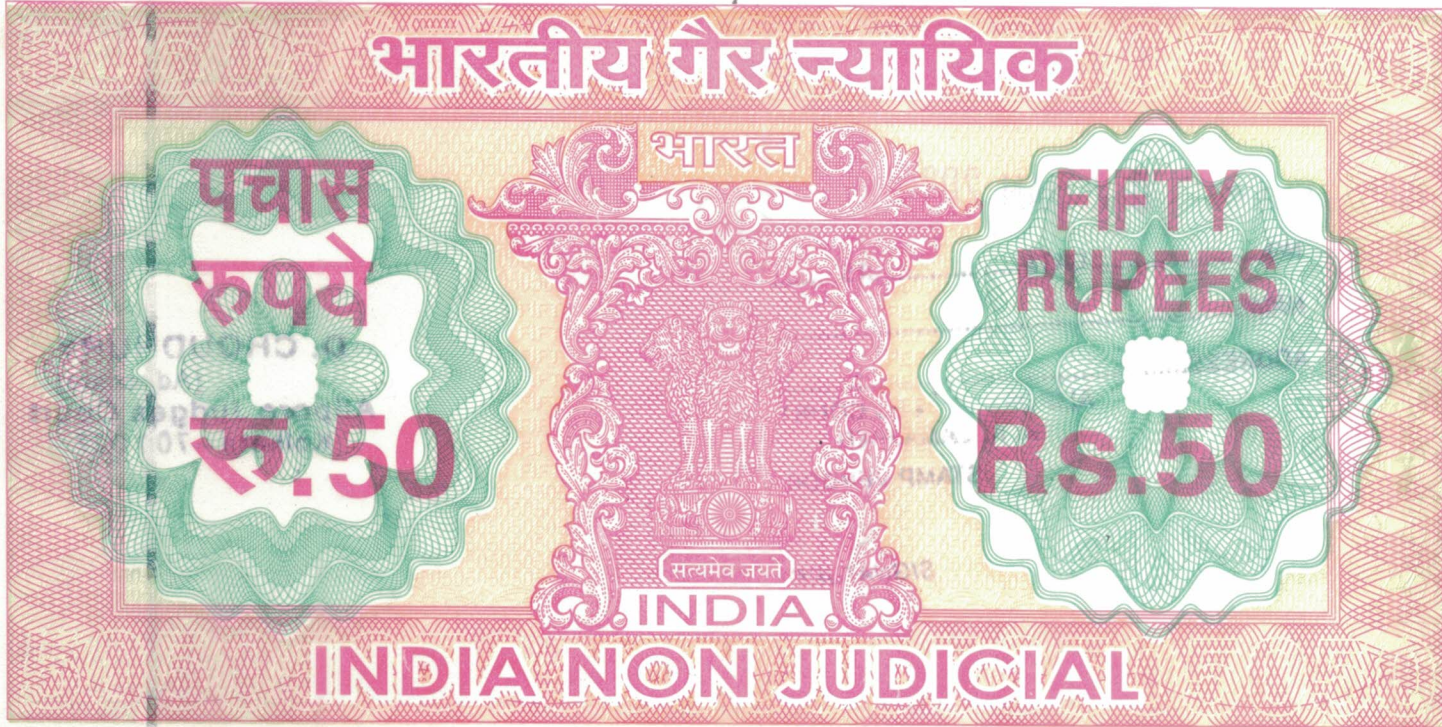


भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 680574



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027



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 Joydev Chakraborty promoter of the proposed project;

I, Joydev Chakraborty, son of Hari Sankar Chakraborty, residing at F/43, Babuji Nagar, P.O: Regent Estate, P.S: Jadavpur, Kolkata: 700092 being the Proprietor of "M/s. Joydev Chakraborty", having its registered office at D/53, Rabindrapally, Baghajatin D Block, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086 do hereby declare that M/s. Joydev Chakraborty is the promoter of the project, i.e., "Niyati Apartment" constructed at 252, Ashoke Road, under Dag No: 663, Khatiyan No: 380 & 381, Mouza: Bademasur, J.L. No: 31, P.O: Garia, P.S: Patuli, Kolkata: 700084, within the limits of Ward No: 101, Borough No: XII, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

17 JAN 2024

235 02 JAN 2024

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR

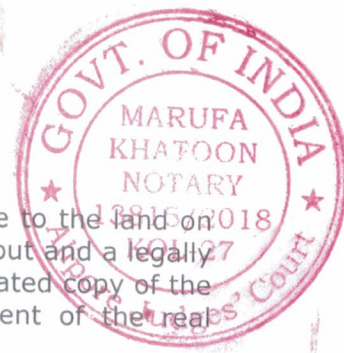
SIGNATURE

D. CHOUDHURY
(Advocate)
Alipore Judges Court
Kolkata - 700 027



IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 02nd day of January, 2024.

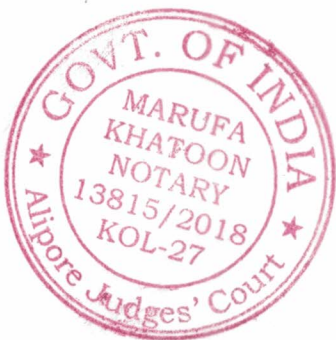
I, the undersigned, being a duly qualified and practicing Advocate, do hereby solemnly affirm and declare that the contents of the proposed project...



1. That Sanchita Chaudhuri and Dipankar Ghosh has the 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 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 the promoter is 31st December, 2025.
4. That seventy per cent of the amounts realized by the 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 schedule 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Jaydev Chakraborty

Deponent



7 JAN 2024



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 Kolkata on this 17th day of January, 2024.

Jaydev Chakraborty

Deponent

Identified by me

Swadesh Banerjee.

Advocate

SWADESH BANERJEE

**WB-21/1986, Advocate
Alipore Judges' Court, Kol-27**

**Solemnly declare and affirmed
before me on identification under
the Notaries Act**

Marufa Khatoon
**MARUFA KHATOON
Notary Govt. of India
Regd. No.-13815/2018
Alipore Judges' Court**



17 JAN 2024