

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत



सत्यमेव जयते

INDIA

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 680581

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 Debasish Sarkar promoter of the proposed project;

I, Debasish Sarkar, son of Late Satyen Sarkar residing at A/29, Bagha Jatin Pally, P.O: Regent Estate, P.S: Jadavpur, Kolkata: 700092 being the Partner of "M/s. Debdut Enterprise", having its registered office at A/153, Bagha Jatin Pally, P.O: Regent Estate, P.S: Netaji Nagar, Kolkata: 700092 do hereby declare that M/s. Debdut Enterprise is the promoter of the project, i.e., "Debdut Tower" constructed at 292, Baghajatin E Block (Postal Address: 4, Ghosh Park, SPD Block Baghajatin), under R.S. Dag No: 896, R.S. Khatiyon No: 423 corresponding to L.R. Dag No: 896, L.R. Khatiyon No: 229 & 230, Mouza: Raipur, J.L. No: 33, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086, within the limits of Ward No: 101, Borough No: XII, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

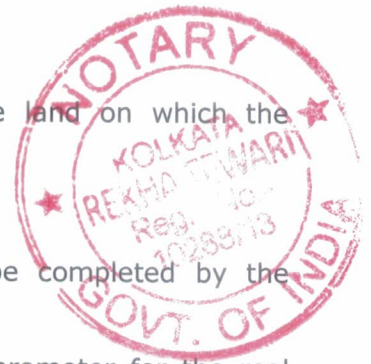
*Debasish Sarkar*

REKHA TEWARI  
NOTARY  
Regn. No.-10288/13,  
C.M.M'S. Court  
Kolkata-700 001

02 APR 2022



1. That M/s. Debdut Enterprise has the legal title to the land on which the development of the proposed project is to be carried out.
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 31<sup>st</sup> December, 2024.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



*Rekha Tewari*

Deponent

**REKHA TEWARI**  
NOTARY  
Regn. No.-10288/13  
C.M.M'S. Court  
Kolkata-700 001

**ATTESTED BY ME**

*RT*  
**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288/13  
CMM'S Court  
Kolkata - 700 001

**02 APR 2024**

**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 Kolkata on this 20<sup>th</sup> day of March, 2024.

*Debanish Sanyal*

Deponent

Identified by me

*Himadri Chakraborty*  
Himadri Chakraborty  
Enrollment No. 1544/2018  
Advocate

**REKHA TEWARI**  
**NOTARY**  
Regn. No.-10288/13  
C.M.M'S. Court  
Kolkata-700 001

**02 APR 2024**