

Sl. No. 150



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AB 427003

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Amit Halder promoter of the proposed project named "Unnayan Apartment"

I, Mr. Amit Halder promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR have/has 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 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/promoter is 25th December, 2024
4. That seventy per cent of the amounts realised by me/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.



UNNAYAN DEVELOPER
Amit Halder
Partner

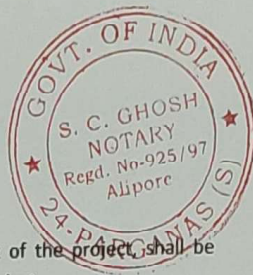
15 DEC 2023

No. 4099 Date 112 DEC 2023
Name
Address
Rt.

Coosayan Developer
Afis, Atabagoo.
201-84.

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Coun
Kolkata-700 021



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

UNNAYAN DEVELOPER
Amit Halder
 Deponent
 Partner

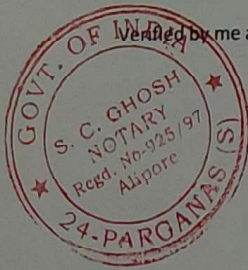
Verification

I, **Amit Halder (PAN no : ACDPH0839D)** son of Sri. Sudhakar Halder , residing at 324, Ramkrishna Nagar, Garia, Post Office : Laskarpur, Police Station : Narendrapur, South - 24 Paragansa, Kolkata - 700153, do solemnly affirm and confirm that 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 15th Day of December, 2023.

UNNAYAN DEVELOPER
Amit Halder
 Deponent

Identified by me
Prabuddha Chatterjee

Advocate
 Advocate



Verified by me at 10th Day of December, 2023.

Solemnly Affirmed & Declared
 before me on Identification

S. C. Ghosh
 S. C. GHOSH, Notary
 Allpore Police Court, Kol-27
 Reg. No. 925/97, Govt. of India

15 DEC 2023