



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

89AB 024357

SLNO. 559  
DATE. 24/01/2024



Before the notary public at Purulia

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 **NIRMAL DUTTA**, Son of Panchanan Dutta, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at Purulia Municipality Ward No -05, Huchukpara, Dutta Vila, P.O.- Purulia (H.O), P.S. - Purulia Town, Dist. - Purulia, Pin- 723101, West Bengal, Partner of the firm under the name and style of **BHOLEYBABA BUILDER & DEVELOPER** a Partnership firm having its registered office at Purulia Municipality Ward No - 05, Huchukpara, Dutta Vila, P.O.- Purulia (H.O), P.S. - Purulia Town, Dist. - Purulia, Pin- 723101, West Bengal, promoter of the proposed of the Project namely "**HEMANTA ENCLAVE**".

*Nirmal Dutta*  
LAL MOHAN MAHANTY  
NOTARY  
*[Signature]*

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I, **NIRMAL DUTTA** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We/I / promoter have /has a legal title to the land on which the development of the project is proposed

OR

"**HEMANTA ENCLAVE**" 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.

OR

3. That details of encumbrances: I am absolute recorded owner in respect of lying and situated at **ALL THAT** piece or parcel of land admeasuring 16 (Sixteen) Decimal i.e. 7,200.00 Sq. Ft. (more or less) lying and situated at Mouza – Purulia, J.L. No. – 02 in respect of R.S. Plot No. – 5547 under R.S. Khatian No. – 26 within the ambit of Ward No. – 05, within the local limits of Purulia Municipality, within Purulia Town Police station in the District of Purulia, and have all rights, title, interest or name of any party in or over such land. That the time period within which the project shall be completed by me/promoter is **31-03-2026**.

4. That seventy per cent of the amount realized 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.

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.

7. 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 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 utilized 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.

by  
**LAL MOHAN MAHANTY**  
NOTARY  
24/01/24

Original on file.



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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.

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*Nispanal Antra*

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 Purulia on this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

*Nispanal Antra*

Deponent

Identify by me:

*Sudhakar Singh  
Sudhakar Singh  
Advocate*

Under Notaries Act  
Solemnly Affirm / Sworn  
24th day of Jan 2024  
By Ni. Ramesh Datta  
S/DAN/o. Panchanan Datta  
Who is Identified by Sr. Sima Antra  
LAL MOHAN MAHANTY

*[Signature]*  
NOTARY  
*[Signature]*