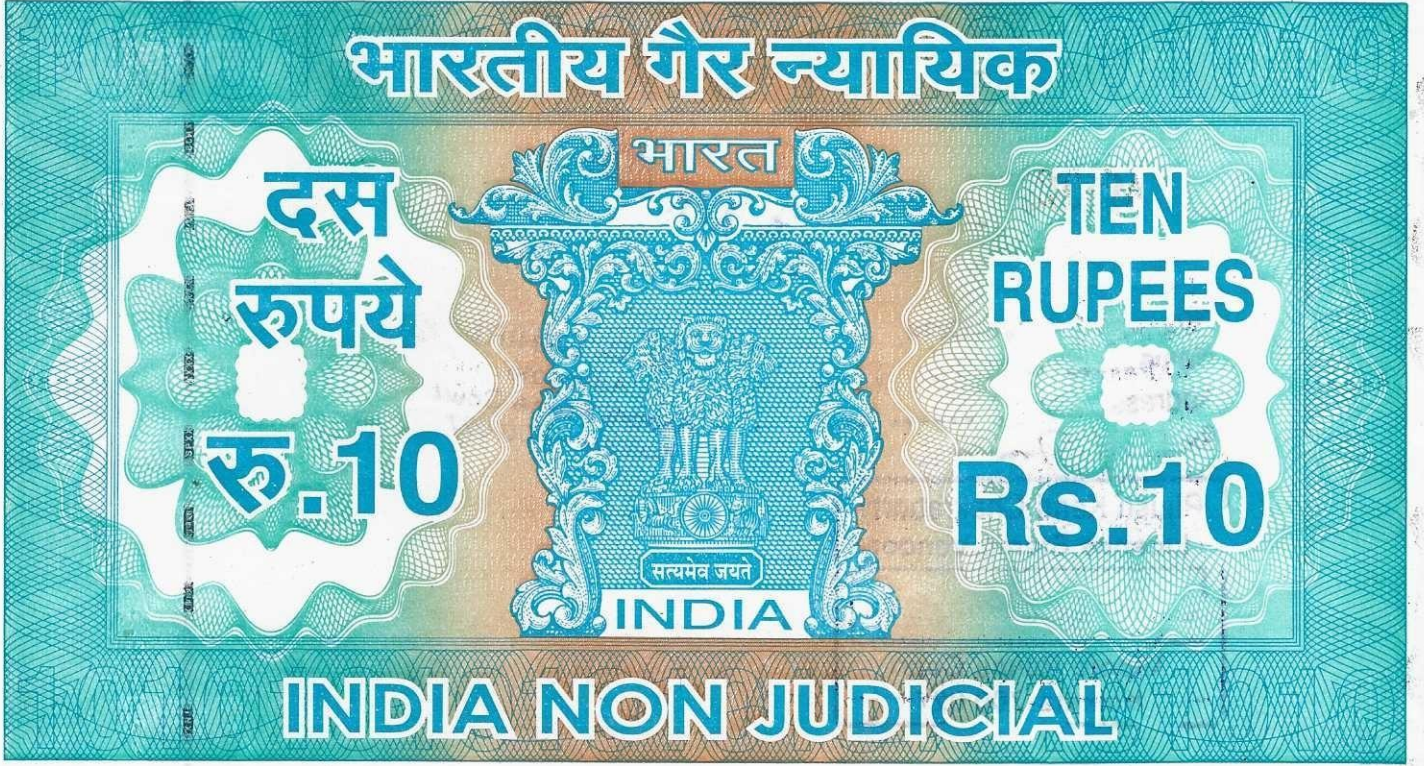


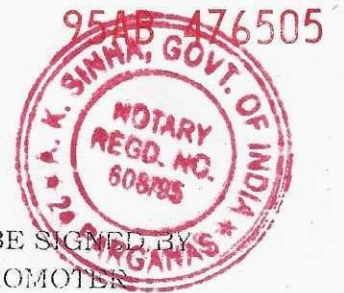
25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 ShriAshim Banerjee, Partner of M/s. NIRMAN CONSTRUCTION promoter of the proposed project named **"RUBY APARTMENT"** at premises no. 177, West Putiary Colony, P.S. - Haridevpur, P.O. - PaschimPutiary, Kolkata - 700041, under Ward No. 115 of Borough - XIII of KMC, WB, INDIA.

I, Ashim Banerjee, Partner of M/s. NIRMAN CONSTRUCTION promoter of the proposed project named **"RUBY APARTMENT"** at premises no. 177, West Putiary Colony, P.S. - Haridevpur, P.O. - PaschimPutiary, Kolkata - 700041, under Ward No. 115 of Borough - XIII of KMC, WB, INDIA, do hereby solemnly declare, undertake and state as under:

1. That M/s. NIRMAN CONSTRUCTION promoter have a legal title to the land on which the development of the project is proposed AND a legally valid authentication of title of land i.e. Agreement with Land Owner - Ruby Bhattacharjee & Subhasish Bhattacharya, along with an authenticated copy of the agreement between Ruby Bhattacharjee & Subhasish Bhattacharya and M/s. NIRMAN CONSTRUCTION for development of the real estate project is enclosed herewith.



10 MAY 2024

4193

26 APR 2024

NO Date
Name
Address

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027



18 MAY 2024

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 31-08-2024
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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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.



A. Banerjee
Deponent

Verification

I, Ashim Banerjee, Son of Late Binoy Kumar Banerjee, Resident of 26, Panchanantale Road, Paschim Putiary, Kolkata - 700041, do solemnly affirm 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 Kolkata on this 10th day of May, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A.K.S.

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

10 MAY 2024

A. Banerjee
Deponent

Identified by me

A. Banerjee
Advocate