

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL BEFORE THE NOTARY PUBLIC
AT CHANDANNAGAR 773783

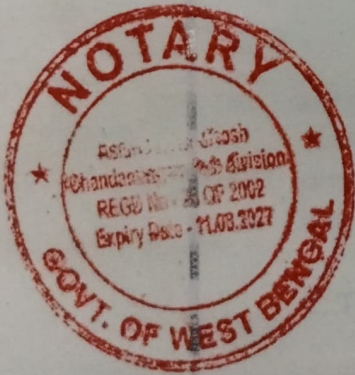
Ref. 115
Date 15-12-2023

FORM 'B'
[See rule 3(2)]

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 Mr. Nihar Roy, (PAN: BXYPR3148G) son of Nikunja Roy age about 30 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Rabindranagar Paschimpara, P.O. Rabindranagar, P.S. Chinsurah, Dist. Hooghly, PIN: 712103, Partner of the promoter (**Shiv Sankar Construction**) of the proposed project "**Yamuna Enclave**" situated at Holding No. 516, Haridradanga Main Road, Ward No.3 under Chadernagore Municipality P.O. & P.S. Chadernagore, Dist. Hooghly, PIN: 712136, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/12/2023;



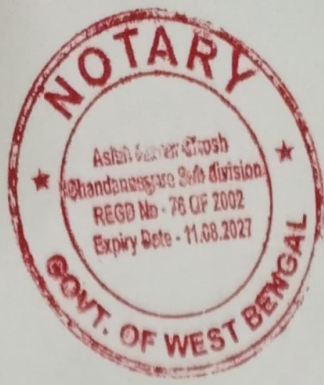
ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOOGHLY

15 DEC 2023

SHIV SANKAR CONSTRUCTION

Nihar Roy

PARTNER



I, Nihar Roy, Partner of the promoter (**Shiv Sankar Construction** having PAN No. AEQFS5229D and registered office at "Yamuna Enclave", 53(OLD) 516(NEW) - Haridradanga Main Road, P.O. & P.S. Chandannagore, PIN: 712136) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. **Smt. Ratna Saha (PAN: BISPS7304A)** wife of Sri Dipak Saha, by Faith - Hindu, by Occupation - Housewife, By Nationality - Indian, residing at Chinsurah Station Road, Pallyshree, P.O. - Chinsurah R.S., P.S. Chinsurah, District - Hooghly, PIN: 712102, West Bengal, 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 us/promoter is 31/12/2025.

4. That seventy percent of the amounts realised by us/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.

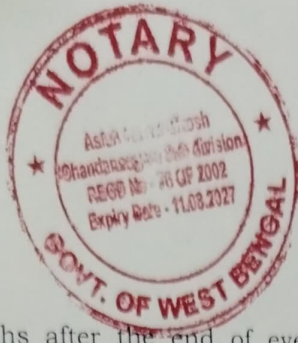
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, we / promoter shall get the accounts audited within six

SHIV SANKAR CONSTRUCTION
Nihar Roy
PARTNER

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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, we / promoter shall take all the pending approvals on time from the competent authorities. ✓

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

SHIV SANKAR CONSTRUCTION

Nilbar Roy

PARTNER

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 Chandannagore on this 15th (fifteenth) day of December, 2023

SHIV SANKAR CONSTRUCTION

Nilbar Roy

PARTNER

Deponent

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOOGHLY

Solemnly Affirmed &
Declared Before Me

A. K. Ghosh
NOTARY
Chandernagore

15 DEC 2023