

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



WEST BENGAL  
FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration of **M/S SUMANGAL ENTERPRISE** promoter of the proposed project "**SUMANGAL ABASON**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30.06.2023.

I, **RANJIT KUMAR MAJUMDER** 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 I / promoter have / has a legal title to the land on which the development of the project is proposed.
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 36 month. i.e. 30-06-2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

24 AUG 2023

3811

**BABLA CHAKRABORTY**  
ADVOCATE  
E/No. 158/1993  
SEALDN COURT, KOL-14

Sold to.....
Address .....
Value .....
18 AUG 2023
L.S.V., High Court Abhijit Sarker High Court, A.S





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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For SUMANGAL ENTERPRISE

*Ranjit Kumar Majumder*  
Partner

Deponent

Verification



I, Ranjit Kumar Majumder S/o Lt Nepal Chandra majumder R/o 31, Muralidhar Pally, P.O. sodepur, West Bengal- 700110 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 there from.

Verified by me at sodepur on this 30<sup>th</sup> day of June, 2023.

For SUMANGAL ENTERPRISE

*Ranjit Kumar Majumder*  
Partner

Deponent

Verified before me at this 24th day of August 2023 at Kolkata

Solemnly Affirmed &  
Declared Before me  
on Identification of L.D. Advocate

Date:

**MUKUL SRIVASTAVA**  
Notary Govt. of India  
Regd. No. 8087/10  
Expiry on 25/06/2025

**24 AUG 2023**

*Kausik Das*  
Advocate  
Sealdah Court Complex  
Enrolment No.-WB/361/2007  
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