

6/12/23
Regd. No.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

87AB 135451

Before the Notary of
Alipore Judges Court,
Calcutta-27



FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of SUMANA BHOWMICK, W/O DEBASHIS BHOWMICK, RESIDING AT 26/B, MOTILAL GUPTA ROAD, PO- BARISHA, PS- HARIDEVPUR, KOLKATA-700008, DESIGNATION - PROPRIETOR, DEBA CONSTRUCTION, promoter of the proposed project;

I, SUMANA BHOWMICK, W/O DEBASHIS BHOWMICK, RESIDING AT 26/B, MOTILAL GUPTA ROAD, PO- BARISHA, PS- HARIDEVPUR, KOLKATA-700008, DESIGNATION - PROPRIETOR, DEBA CONSTRUCTION, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, GAUTAM SAHA & SUMITA SAHA have 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 of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

That the said land is free from all encumbrances.



12 SEP 2023

RANI MONJURI ROY
NOTARY
Room No 17 (POND SIDE)
Kolkata 700027
Regd. No. 10/94



3. That the time period within which the project has completed by me/promoter is 09/03/2028.
4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Verification

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 Kolkata on this 12th Day of Sept, 2023.

Deponent

Signature (s) Executant (s)
attested on identification
at Alipore Judge Court,
Cal-700027, under Notaris
Act. 1952

Deba Construction

Sumana Bhattacharya
Proprietor

R.M. Roy
12.9.23

R. M. ROY
Notary, Govt of West Bengal.
Regd. No. - 1094

Identified by me

Shyama Prasad
Advocate



12 SEP 2023