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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 574952



FORM 'B'

[See rule 3(4)]

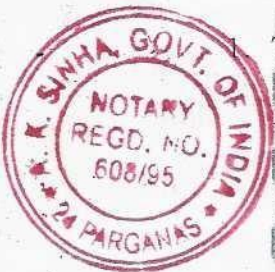
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Utpal Maity, Proprietor of M/s. PARK PROPERTIES promoter of the proposed project NIHAR ENCLAVE at 295/A, Gouri Nath Sahhtri Sarani, Kolkata-700055 under Ward No. 27 of South Dum Dum Municipality.

I, Utpal Maity, Proprietor of M/s. PARK PROPERTIES promoter of the proposed project NIHAR ENCLAVE at 295/A, Gouri Nath Sahhtri Sarani, Kolkata-700055 under Ward No. 27 of South Dum Dum Municipality, do hereby solemnly declare, undertake and state as under:

That my Firm M/s. PARK PROPERTIES has a legal right to the land on which the development of the project is proposed via Joint Venture Agreement with land owners, namely Mrs. Chandana Dey & Mrs. Sujata Roy Chowdhury, being No. 150609420 for the Year 2022 - ADSR Cassiopre DumDum, WB, Registered in Book-I, Volume No. 1506-2022.



08 JUL 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 30th October, 2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Utpal Maity

Deponent

Verification

I, Utpal Maity, Son of Late Gostha Behari Maity, Resident of 40/1, Dum Dum Park, Kolkata - 700055, 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 8th day of July, 2024

**Solemnly Affirmed & Declared
before me on Identification**

[Signature]

A. K. Sinha, Notary

Utpal Maity

Deponent