



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

92AB 297401



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Surajit Sen being representative for the promoter of the proposed project vide its authorization dated 17.01.2024.

I, Surajit Sen S/o Late Nripen Sen aged 57 R/o 133, Jodhpur Park, Near Allahabad Bank, Jodhpur Park, Kolkata, West Bengal, 700068 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mainak Biswas & others have a legal title to the land on which the development of the project is proposed
And
a legally valid authentication of the 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 promoter is 31/12/2024.
4. That seventy per cent of the amounts realized by the 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.

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

21 FEB 2024

Identified by 1.
S. Haldia
P. No. 119/21
Advocate
21/02/24

নং ৮৭৭ তার ৩০/৮/২৪

মূল্য.....

ক্রম.....

সং.....

ভেদার শ্রী.....

তপন কুমার চৌধুরী

স্বাভা এ.ডি,এস,আর,অফিস

জেলা - দঃ ২৪ পরগনা

ADVOCATE
Mahamudan Nabi Khan

৩০/৮/২৪

৩০/৮/২৪



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

SEN & SEN INFRA PROJECTS PVT. LTD.


Deponent

Verification

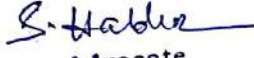
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom
Verified by me at Kolkata on this 21st day of February, 2024

SEN & SEN INFRA PROJECTS PVT. LTD.

Deponent


ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

Identified by me


Advocate
21/02/24,
f.No. 119/21

21 FEB 2024