

श. 169/23



पश्चिम बंगाल WEST BENGAL

88AB 465897

BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL



FORM 'B'

[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Subhas Nath**, duly authorized by the promoter of the proposed project, vide his authorization dated 30/08/2023.

I, **Mr. Subhas Nath**, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Sri. Bapi Mondal, Smt. Sefali Mondal, Sri Susanta Mondal, Sri Sourav Nath, Sri Subhas Nath and Smt. Mousumi Nath has a legal title to the land on which the development of the proposed project "VIVEKANANDA APARTMENT" is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of 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 me/promoter is **30/06/2025**.



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*Subhas Nath*  
Partner



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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*SUGHAS NATH*  
 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 Sonarpur on this 11 Day of September, 2023.



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*SUGHAS NATH*  
 Partner

Deponent

Solemnly declared and affirmed before me on identification at AM/PM under Notary Act, 1957

*Dasmondal*  
 W. DASMONDAL  
 NOTARY  
 Rego. No.-34/2002  
 Govt. of West Bengal

Identified by me  
*Shree*  
 Advocate