

# भारतीय गैर न्यायिक

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रुपये

रु.10



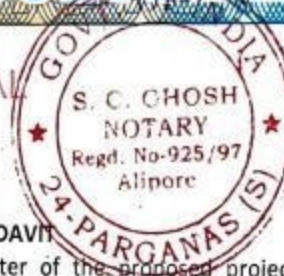
TEN  
RUPEES

Rs.10

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT



91AB 279739

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr.Raj Kumar Nath promoter of the proposed project named " SPANDAN WOOD "

I, Mr.Raj Kumar.Nath 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 OR have/has 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 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.

That the time period within which the project shall be completed by me/promoter is 25<sup>th</sup> December, 2024

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.

SPANDAN CONSTRUCTION

*Raj Kumar Nath*

Partner

28 NOV 2023

19 NOV 2023

No 1019 Date  
Name.....  
Address.....  
No 10

Sponsor Construction  
396, Chowhati, Netaji  
Block  
P.S. Sonarpore.  
K-1-149.

Pijush Kanti Chakraborty  
Licence Stamp Vendor  
  
Alipore Police Court  
Kolkata-700 021





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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



SPANDAN CONSTRUCTION  
*Raj Kumar Nath*  
Deponent  
Partner

Verification

I, Mr Raj Kumar Nathson of Late. Paresh Chandra Nath residing at 696, Chowhati Netaji Block, Post Office Chowhati, Police Station. : Sonarpur, South - 24 Parganas, Kolkata - 700149, 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 therefrom. Verified by me at 28<sup>th</sup> Day of November, 2023.

SPANDAN CONSTRUCTION  
*Raj Kumar Nath*  
Deponent  
Partner

Verified by me at 28<sup>th</sup> Day of November, 2023.

Identified by me

Solemnly Affirmed & Declared  
before me on Identification

Advocate

*S. C. Ghosh*  
S. C. GHOSH, Notary  
Alipore Police Court. Kol-27  
Reg. No. 925/97. Govt. of India

28 NOV 2023