

11/12/23

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144

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 NEW TARAMA CONSTRUCTION promoter of the proposed project SANTINIKETAN;

I, Biswajit Banik & Dipankar Chowdhury - Partners of NEW TARAMA CONSTRUCTION, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Biswajit Banik & Nitty Gopal Sen 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

NEW TARAMA CONSTRUCTION

Biswajit Banik

Partner

NEW TARAMA CONSTRUCTION

Dipankar Chowdhury

Partner



29 NOV 2023



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 30th November, 2026.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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 be utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



NEW TARAMA CONSTRUCTION
Bromm Bera
 Partner

NEW TARAMA CONSTRUCTION
S. Ghosh
 Partner
 Deponent

Verification

Identified by
Shri
 Advocate

29 NOV 2023

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 _____ on this 29th day of November 2023.

Solemnly declared and affirmed
 before me on identification
 under the Notary Act.

NEW TARAMA CONSTRUCTION
Bromm Bera Partner
S. Ghosh Deponent

Tathagata Maitra
 TATHAGATA MAITRA
 NOTARY
 Regd. No.- 027/2022
 Govt. of West Bengal