

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of (1) **SRI SANAT SARKAR** and (2) **SRI BARUN HALDER**, promoter of the proposed project "**SHIBOM APARTMENT**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05.01.2023.

We, (1) **SRI SANAT SARKAR** and (2) **SRI BARUN HALDER**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

10 2 JUN 2023
8 2 JUN 2023

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13801



1. That we / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 24 months from the day of signing of the Development Agreement. 31st December 2024
4. That seventy per cent of the amounts realized by us/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we / 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 we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.

02 JUN 2023

CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13801
High Court Calcutta

Solely Affirmed and declared
before me on Identification
CHITTARANJAN GHOSH
Regn. No.- 13801/31 12.18

SHIBOM ENTERPRISE

Deponent

Partner

Notary



Verification

We, (1) **SRI SANAT SARKAR**, (Pan No. AWOPS5090A & Aadhaar No. 808228569129) son of Sri Surya Kumar Sarkar, by faith - Hindu, by occupation- Business, residing at-368B/3, Panchanantala Road, P.S. Haridevpore, Kolkata-700041 and (2) **SRI BARUN HALDER**, (Pan No. ABKPH3002Q & Aadhaar No. 696803574261) son of Late Harimohan Halder, by faith - Hindu, by occupation- Business, residing at-178/C, Regent Colony, P.S. Regent Park, Kolkata-700040 do solemnly affirm and confirm that the contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from. Verified by us at Kolkata on this _____ day of June, 2023.

SHIBOM ENTERPRISE
Sanat Sarkar

Deponent ^{Partner}

Verified before me at this 02 JUN 2023 day of _____ 2023 at Kolkata

Advocate

✓
CHITTARANJAN GHOSH
Advocate cum Notary
E WB 235/2005
REGN NO.- 13801
High Court Calcutta.

Solemnly Affirmed and Declared
before me on Identification
CHITTARANJAN GHOSH
Regn.No- 13801/31 12.18

Chittaranjan Ghosh
Notary



Identified by me

Soma Dutta
SOMA DUTTA
Advocate