



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'
BEFORE THE NOTARY PUBLIC [See rule 3(4)]
GOVT OF WEST BENGAL DECLARATION CUM AFFIDAVIT



Affidavit cum Declaration of SRI. DEBABRATA SARKAR Developer of the proposed project named "DEBARATI"

I, SRI. DEBABRATA SARKAR promoter of the proposed project do hereby solemnly declare, undertake and state as under:

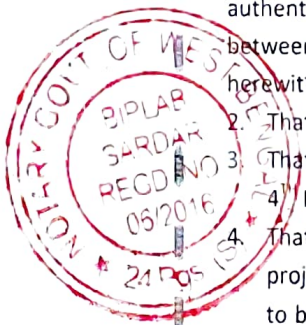
1. SMT. SANTI BHATTACHARJEE wife of Lt. Hemchandra Bhattacharjee by faith : Hindu, by Occupation : Housewife AND SRI. GOUTAM BHATTACHARJEE son of Lt. Hemchandra Bhattacharjee by faith : Hindu, by Occupation : Land Owner has a legal title to the land on which the development of the proposed project is 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.
3. That the time period within which the project shall be completed by me/promoter is 4) December, 2026
4. 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.

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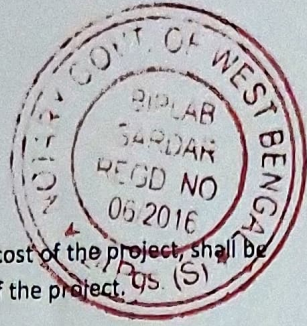
D. S. Construction

Debabrata Sarkar
Proprietor

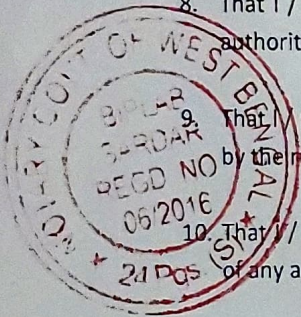
26 APR 2024



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



D. S. Construction
Debabrata Sarkar
 Deponent
 Proprietor

Verification

I, DEBABRATA SARKAR (PAN no : ALGPS1082F) son of Late. Jogesh Chandra Sarkar , residing at 581, Parnashree Pally, Post Office : Parnashree, Police Station : Parnashree, Kolkata – 700 060, 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 26th Day of April, 2024.

D. S. Construction
Debabrata Sarkar
 Deponent
 Proprietor

Verified by me at 26th Day of April, 2024.

Solemnly Affirmed & Declared
 before me on Identification

Biplob Sardar
 NOTARY
 Regd. No 06/2016
 Govt Of W Bengal

Advocate

Hababurmas Mukhopadhyay
 Advocate
 Alipore Police Court
 Enn No -WB/2017/1998

26 APR 2024

IDENTIFIED BY ME

[Signature]
 Advocate