

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



FORM "B"

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Sri Jaydeep Chatterjee, son of Late Samir Chatterjee, aged about 52 years, and working for gain at 563, Dum Dum Park, Bangur Avenue, North 24 Parganas, West Bengal, 700055 (hereinafter referred to as a Promoter) Promoter of the proposed project.

I, Jaydeep Chatterjee, being the Promoter of the proposed project do hereby solemnly declare, undertake state as under:

1. That the owners have a legal title to the land on which the development of the proposed project at J.L. No. 35, Mouza: Chhapna, Gram Panchayat: Patharghata, Police Station formerly Rajarhat at present New Town, District 24 Parganas (North), Pin- 700156 has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 the Promoter is 31st July, 2025.

08 AUG 2022

Contd...2

NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

নম্বর : 6009
সন ও তারিখ : 21/06/23
ক্রেতার নাম : Jayday Chatterjee
স্থান : Dm Dm
স্বাক্ষর : [Signature]

বারাসাত কেটে

জেলা : উত্তর ২৪ পরগনা

খরিদ তার : 21 JUN 20 23

মোট ব্যালান্স খরিদ : Rs. 00000

ক্রেতারি বারাসাত

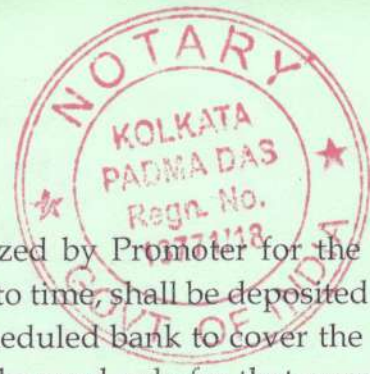
স্বাক্ষর : শ্রী সম্রাট কোম



২০২৩ জুন ২১

স্বাক্ষর : [Signature]
নাম : [Name]
পদ : [Designation]
[Organization Name]

(2)



4. That seventy percent of the amount realized by 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in the proportion to the percentage of completion of the project.
7. That the 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 Promoter shall take all the pending approval on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

Jaundey Khatun
Deponent

Verification

That contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 4th day of August, 2023

*Identified by me
B.D. (Adv.)
En. no. F/807/2008*

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

[Signature]
PADMA DAS
NOTARY

08 AUG 2023