

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

49AB 289225



FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROPOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

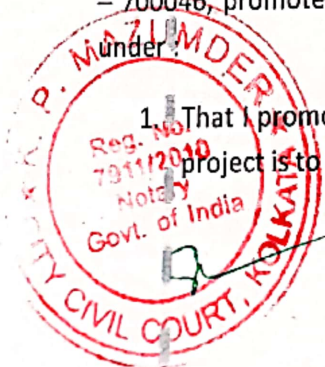
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shankar Das, promoter of the proposed project of the proposed project.

I, Shankar Das son of Nemai Chandra Das, residing at 17/4, Lokenath Bose Garden Lane, Kolkata - 700046, promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That I promoter has a legal title to the land on which the development of the proposed project is to be carried out

AND



17 OCT 2023

- 31346

31 MAR 2021

No.....Rs:-10/- Date.....

Name:- MD. ABDUL HAMEED

Advocate

Address:- Alipore Police Court, Kol-27

Alipore Collectorate, 24 Parganas (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor.....



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 promoter is 31st December 2026.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoter shall get the accounts audited within six months after 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 account 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 approvals on time, from the competent authorities.
9. The 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.

Shine Enterprise
Shankar Das
Deponent **Proprietor**

Verification

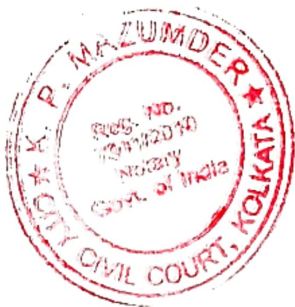
I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 17th day of October 2023.

Shine Enterprise
Shankar Das
Proprietor
Deponent

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India



IDENTIFIED BY ME
S. Das
ADVOCATE

17 OCT 2023

