

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

93AB 645183

FORM-'B'

(See Rule 3(4))

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Alayendra Narayan Roy, duly authorized by the promoter of the proposed project, vide his authorization dated 05.03.2024.

1. Mr. Alayendra Narayan Roy, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Mr. Debabrata Das has a legal title to the land on which the development of the proposed project "KALYAN PRAVA APARTMENT" is to be carried out And a legally valid authentication of title of such land along with an authenticated copy of 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 31.03.2025.

4. That seventy percent 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

M/s OVERSEAS ENGINEERING & CO.

Alayendra Narayan Roy,  
Partner

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NOTARY  
Govt. of India



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

#### Verification

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 Tamluk, on this 06th. day of March, 2024

M/s OVERSEAS ENGINEERING & CO

Atayendra Nayyan Roy

Partner

Deponent.

DEPONENT IS IDENTIFIED AND HAS SIGNED THIS AFFIDAVIT ON OATH

BEFORE ME ON THIS 6/3/24

Santosh K. Maiti

SANTOSH KUMAR MAITI, NOTARY  
Appointed by Govt. of India, Under the  
Notaries Act 1952 (Act No.- 53 of 1952)  
for the District of Purba Medinipur Judges' Court  
Tamluk, Purba Medinipur, W.B.