

AF 603425

पश्चिम बंगाल प्रश्चिम बंगाल WEST BENGAL

Before the Notary (W.B.),  
Barasat, North 24 Pgs.

FORM 'B'

[See rule 3(2)]

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

Affidavit cum declaration

Affidavit cum declaration of Smt. Archana Pal,(PAN: AFWPP1875M), daughter  
of Sri Rathindra Nath Sarkar and wife of Sri Chandra Sekhar Pal, aged about 51  
years, by faith- Hindu, by Nationality- Indian, by Occupation-Business, residing  
at Kalibari Road, Noapara, P.O.- & P.S.- Barasat, Kolkata-700124, District- North  
24 Parganas, partner of the promoter " ARCHANA VIVEK ASSOCIATE" of the  
proposed project "BANI APARTMENT" situated at Holding No. 80/A, Harinath  
Sen Road, Ward No.30 under the jurisdiction of Barasat Municipality, under P.S.  
& A.D.S.R.O Barasat, Kolkata-700124, District- North 24 Parganas duly  
authorized by the promoter of the proposed project.

Sl. No. 693

05 MAR 2024





I, Smt. Archana Pal, partner of the promoter ("ARCHANA VIVEK ASSOCIATE", PAN: ABTFA3828N, having its registered office at 1537/2, Rashbehari School Road, Kalibari, Noapara, P.S.- Barasat, Pin Code- 700124, District-North 24 Parganas, West Bengal ) of the proposed project/duly authorised by the promoter of the said project, do hereby solemnly declare ,undertake and state as follows:

1. That Smt. Krishna Dutta, widow of Late Anjan Kumar Dutta @ Anjan Dutta (PAN: BCLPD2742L) and Sri Anirban Dutta, son of of Late Anjan Kumar Dutta @ Anjan Dutta (PAN: AWEPD6549F), both are by faith- Hindu.by Nationality- Indian, both are residing at 80/A, Harinath Sen Road, Ward No.30 under the jurisdiction of Barasat Municipality, under P.O. & P.S.- Barasat, Kolkata-700124, District- North 24 Parganas, have a legal valid title of the such land on which project is going on along with an authenticated copy of the Registered Agreement between such owners 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 us/promoter 31/12/2024.

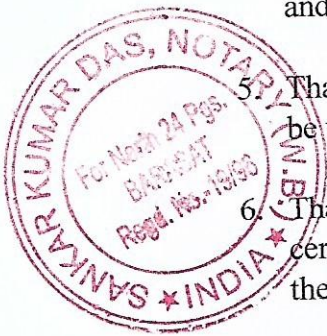
4. That seventy percent of the amount realised by us/promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 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 account audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statements 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.



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9. That, we/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation 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.

*Archana Pal*

DEPONENT

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 North 24 Parganas, Barasat on 05<sup>th</sup> day of March, 2024.

*Archana Pal*

DEPONENT



ATTESTED

*S.K. Das*

S. K. DAS  
Notary (W.B.)  
Barasat, North 24 Pgs.  
Regd. No. - 19/96

05 MAR 2024

Identified by me

*[Signature]*  
Advocate

05 MAR 2024

CHECKED BY

*[Signature]*  
NOTARY CLERK