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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

85AB 336610

Before The Notary Public



FORM 'B'

[See rule 3(4)]

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

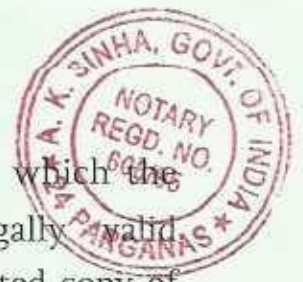
Affidavit cum Declaration

Affidavit cum Declaration of "M/s. Soumen De Ray and Tapan Halder" promoter of the proposed project named "DEBI RESIDENCE" represented by its authorized Partner Sri Soumen De Ray s/o Late Usha Ranjan De Ray.

I, Soumen De Ray s/o Late Usha Ranjan De Ray, Partner of M/s. Soumen De Ray and Tapan Halder, promoter of the proposed project named "DEBI RESIDENCE" do hereby solemnly declare, undertake and state as under:



31 OCT 2023



1. That we / promoter have / has a legal title to the land on which the development of the project is proposed 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 30TH November, 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we / 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 we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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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.



Soumen De Ray
Deponent

Verification

I, Soumen De Ray s/o Late Usha Ranjan De Ray, Partner of M/s. Soumen De Ray and Tapan Halder, resident of 61, Shyamnagar Road, Kolkata-700055, West Bengal, do solemnly affirm 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 Kolkata on this 31st day of October, 2023

Soumen De Ray
Deponent

Identified by me
Ajay
Advocate



*Solemnly Affirmed & Declared
before me on Identification*

A.K.S.

*A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India*

31 OCT 2023