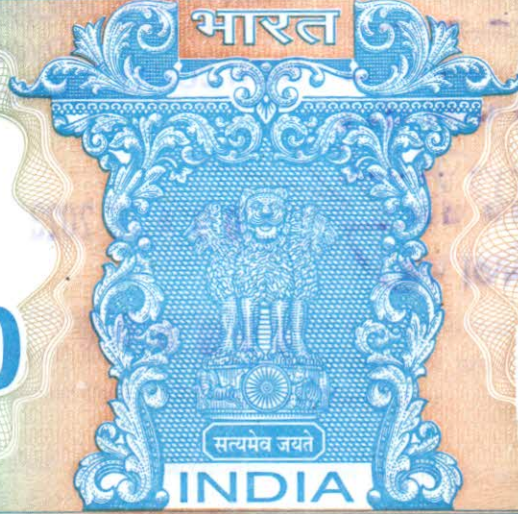


भारतीय गैर न्यायिक

दस
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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल, WEST BENGAL
Before the Notary Public
Govt. of India



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

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 Mr. Sibir Roy, promoter of the proposed project "Dishari Garden", vide its/his/their authorization dated 17.11.2023.

I, Sibir Roy, promoter of the proposed project "Dishari Garden", do hereby solemnly declare, undertake and state as under:

1. That, I have a legal title to the land on which the development of the proposed project is proposed,

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 has no encumbrances whatsoever including any rights, title, interest or name of any party in or over such land, and except Construction Loan from Indian Bank.

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3. That the time period within which the project shall be completed by me/promoter is 30.06.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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.



D S. CONSTRUCTION
Sibir Roy
 Proprietor

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 Kolkata on this 21 Day of November, 20 23

Identified by me:
Subrata Das

Subrata Das
 Advocate
 Sealdah Court
 Kolkata-700 014

Solemnly Affirmed &
 Declared Before Me
 On Identification By

[Signature]

SARBANI MITRA
 NOTARY
 Regd. No.-5515/08

D S. CONSTRUCTION
Sibir Roy
 Deponent Proprietor

21 NOV 2023