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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 522146

Before The Notary Public

FORM 'B'

[See rule 3(4)]

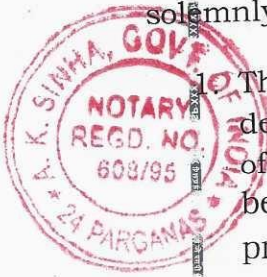


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Dipankar Sen, Partner of M/s. Dipankar Sen & Pratima Biswas (Partnership Firm) promoter of the proposed project named AHUJA ARCADE to be developed at 2, B.T. Road, Khardah, Kolkata - 700117, P.O. & P.S. - Khardah, under Ward No. 16 of Titagarh Municipality, L.R. dag No. 1919, L.R. Khatian No. 1753, 1782, 4790, 1073, 2278; J.L. No. 2, Mouja: Khardah, Dist: North 24 Parganas.

I, Dipankar Sen promoter of the proposed project AHUJA ARCADE do hereby solemnly declare, undertake and state as under:



That I / 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Dipankar Sen

Deponent

Verification

I Dipankar Sen Son of Late Harekrishna Sen Resident of Block C, 102 Bangur Avenue, Kolkata - 700055 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.

Solemnly Affirmed & Declared
Verified by me at Kolkata on this 27th day of March, 2023

A. K. Sinha

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

Dipankar Sen

Deponent

Identified by me

Anand
Advocate

27 MAR 2023