



WEST BENGAL
Before the Notary Public
FORM 'B' Howrah

82AB 568124

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of NILABJA DUTTA, S/O LATE NARAYAN CHANDRA DUTTA, RESIDING AT 4/35A, SAHID NAGAR, DHAKURIA, PO- DHAKURIA, PS- GARFA, KOLKATA-700031, DESIGNATION - PROPRIETOR, POINTAC DECOR, promoter of the proposed project;

I, NILABJA DUTTA, S/O LATE NARAYAN CHANDRA DUTTA, RESIDING AT 4/35A, SAHID NAGAR, DHAKURIA, PO- DHAKURIA, PS- GARFA, KOLKATA-700031, DESIGNATION - PROPRIETOR, POINTAC DECOR, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, DEBJANI GHOSH have a legal title to the land on which the development of the proposed project is to be carried out,
AND
A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney 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 12/10/2028.

LAXMIKANTA DAS
NOTARY, HOWRAH

12 MAR 2024

POINTAC DECOR
Nilabja Dutta
Proprietor

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Howrah on this 12th Day of March, 2024.

Deponent

POINTAC DECOR
Niteesh Gupta
Proprietor

Bhmoheer
BIJOY LAXMI MOHANTY
ADVOCATE
JUDGES' COURT, HOWRAH
Enrollment No. - WB/S/512014
MOB. - 7980609663

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME BY THE DEPONENT ON
IDENTIFICATION BY ADVOCATE

Place Judges Court
Howrah - 711 101
W. B. India

LAXMIKANTA DAS
NOTARY HOWRAH
Govt. of West Bengal



12 MAR 2024