

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



INDIA

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

34AA 750668

FORM 'B'

Before the Notary
Govt. of West Bengal
Burdwan District
Durgapur

[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 ChiranjitDey, Director of Paulami Realty Pvt. Ltd. promoter of the proposed project **PAULAMI ANANDA NIKETAN** at RS Plot No. 1565, LR Plot No. 1656, JL NO. 91, Mouza - Arrah, PS - Kanksa, Malandighi Gram Panchayet, PaschimBardhaman - 713212

I, ChiranjitDey, Director of Paulami Realty Pvt. Ltd. promoter of the proposed project **PAULAMI ANANDA NIKETAN** at RS Plot No. 1565, LR Plot No. 1656, JL NO. 91, Mouza - Arrah, PS - Kanksa, Malandighi Gram Panchayet, PaschimBardhaman - 713212do hereby solemnly declare, undertake and state as under:

That our Company Paulami Realty Pvt. Ltd.has a legal right/title to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner, namely Sri HaradhanGope being No. 230601209 of 2024, registered at the Office of the ADSR – Durgapur,PaschimBurdwan, WB, India

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by me/promoter is 28-02-2029

Mrs. Atabi Banarjee, Notary
Durgapur, Burdwan, W.B.
Regn. No.-40/2007 Govt. of W.B.

18 SEP 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

PAULAMI REALTY PVT. LTD.

Chiranjit Dey
Director

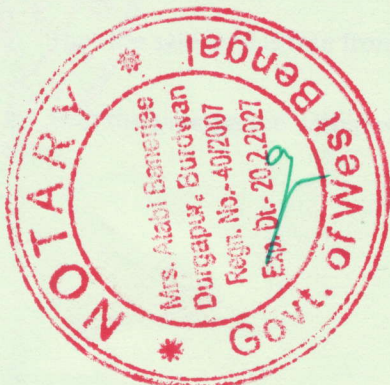
Deponent

Verification

I, Chiranjit Dey Son of Nagendranath Dey, Resident of Shyampur, Colony Road 1, Durgapur, PaschimBurdwan, PIN – 713201, 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 Durgapur on this 18th day of September, 2024

IDENTIFIED BY ME
Apurva
ADVOCATE



Atabi Banarjee
Mrs. Atabi Banarjee, Notary
 Durgapur, Burdwan, W.B.
 Regn. No.-40/2007 Govt. of W.B.

PAULAMI REALTY PVT. LTD.

Chiranjit Dey
Director

Deponent

18 SEP 2024