

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before the Notary
Govt. of West Bengal
76AB 111809
Paschim Bardhaman District
Durgapur

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 **Mr. SUDIP KUMAR BISWAS** (Promoter) s/o Devendra Singh, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at 616, Green Park, 2nd Floor, Block - A, PS : Lake Town, Kolkata - 700 055, West Bengal and promoter of the proposed project "**SAPTAK RESIDENCY**" to be developed at Saptarshi Park, Durgapur - 713206, Dist : Paschim Bardhaman, West Bengal;

I, **Mr. SUDIP KUMAR BISWAS** (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I **Mr. SUDIP KUMAR BISWAS** (Promoter) 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 along with an authenticated copy of the arrangement 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 promoter is 31/08/2023.
4. The seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I **Mr. SUDIP KUMAR BISWAS** (Promoter) shall take all pending approvals on time, from the competent authority.

8. That I **Mr. SUDIP KUMAR BISWAS** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I **Mr. SUDIP KUMAR BISWAS** (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.



S.B. PROPERTIES

 Proprietor
 Deponent

IDENTIFIED BY ME

ADVOCATE

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 15th on this Feb day of 2023

S.B. PROPERTIES

 Deponent
 Proprietor

15 FEB 2023

Solemnly Affirmed before me by
 Sri/Smt. S. K. Biswas
 ID by P. Banik Advocate
 on this 15th day of Feb 2023

Monobrota Roy
 Mr. MONOBROTA ROY, NOTARY
 Durgapur, Paschim Bardhaman, W.B.
 Regn. No.- 111/2022, Govt. of W.B.