

भारतीय गैर न्यायिक

बीस रुपये

भारत

Rs.20

रु.20



TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before the Notary
Govt. of West Bengal
Durgapur 722886

District-Paschim Bardhaman

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 BISWAJIT ROY, duly authorized by the promoter of the proposed project "VINTAGE RESIDENCY", vide his authorization date 23rd May 2024

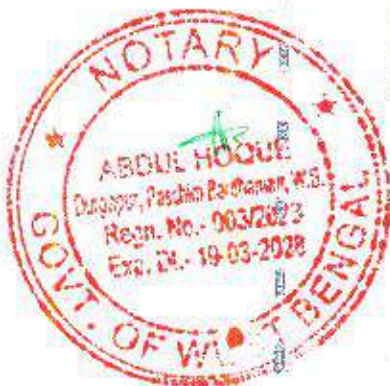
I, Sri BISWAJIT ROY duly authorized by the promoter of the proposed project "VINTAGE RESIDENCY", do hereby solemnly declare, undertake and state as under:

1. That **THE VINTAGE** has a legal right to the land on which the development of the proposed project is proposed.

AND

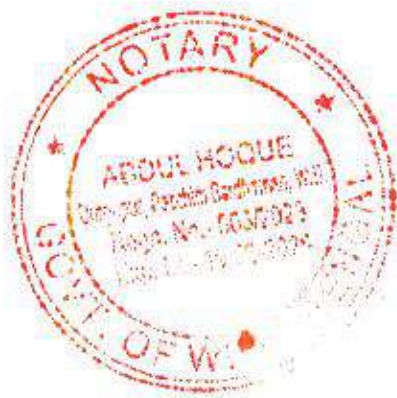
A legally valid authentication of right of such land owners **Mr. TAPAS KUMAR MANDAL** and **Mrs. PURNIMA MANDAL** along with an authenticated copy of development agreement deed no. 230611431 Dtd. 10th November 2022 and power of attorney deed no. 230603354 Dtd. 3rd April 2024 between such owner and promoter 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 **31/12/2028**.
4. The seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



THE VINTAGE
[Signature]
Deponent
Partner

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 *Durgam* on this 18th July day of 2024

THE VINTAGE
[Signature]
Deponent
Partner

IDENTIFIED BY ME

[Signature]

ADVOCATE

**Solemnly Affirmed & Declared
before me on Identification**

[Signature]
ABDUL HOQUE, NOTARY
Durgapur, Paschim Bardhaman
Regn. No. 5937923, Govt. of W.B.

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