

# भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

## INDIA NON JUDICIAL



बिड़म बंगाल WEST BENGAL

39AA 391158

FORM-B

[See rule 3(4)]

### AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Subaran Mondal duly authorized by the promoter of the proposed project Bidhu Apartment vide its authorization dated 19/10/2024.

I, Sri Subaran Mondal S/o Datakarna Mondal aged Authorized Signatory Age 45 Years, R/o Ruiya Paschimpara ,Khardah (m), North 24- Parganas, Kolkata -700119, West Bengal duly authorized by the promoter of the proposed project Bindu Apartment, do hereby solemnly declare, undertake and state as under:

1. That Sri Samiran Chakraborty, Sri Sanjiban Chakraborty, Smt. Namita Bhattacharya and Abhijit Chakraborty have a legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the 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.
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 (Project Completion 03/10/2027).

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S.S. ENTERPRISE  
Subaran Mondal

Partner

4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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. S. ENTERPRISE**  
*Subramondal*

**Partner**

Deponent

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 Bkp on this 17<sup>th</sup> day of Aug 2025

**S. S. ENTERPRISE**  
*Subramondal*

**Partner**

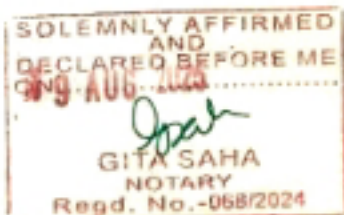
Deponent

Identified by me.

*Madhu Ghosh.*

Advocate.

Enrolment No.- WB 497/2000



19 AUG 2025