



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 561068

FROM 'B'

[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum declaration of Mr. Biman Kumar Bera being representative for the promoter of the proposed project authorization dated 20.12.2025.

I, Biman Kumar Bera, S/o Late Birat Chandra Bera, aged about 61 years, residing at Vill-Abasbari, Ward No - 06 of Tamralipta Municipality, P.O. & P.S. - Tamluk, Purba Medinipur, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Taraknath Das has legal title to the land which the development of the project is proposed and  
A legally valid authentication of 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 31.05.2027.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separated 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

Contd. -2



H. S. SAMANTA  
NOTARY, TAMLUK

23 DEC 2025

*Biman Kumar Bera*



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 buildings, as the case may be, on any grounds.

Deponent

IRMAN CONSULTANT  
Director, Subarna Paul  
Village Para, Tamuk

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material had been concealed by me therefrom. Verified by me at Tamuk on this \_\_\_\_ day of December 2025.

DEPONENT IS IDENTIFIED AND HAS SIGNED THIS AFFIDAVIT ON OATH BEFORE ME & THIS 23 DEC 2025

Himanshu Sekhar Samanta  
HIMANSHU SEKHAR SAMANTA, NOTARY  
Appointed by Govt. of West Bengal  
under the Notaries Act, 1952 (Act. No. 53 of 1952)  
for the District of Purba Medinipur

Identified by me and  
Signed in my Presence

Subarna Paul  
Advocate  
23/12/2025