

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

भारत

FIFTY
RUPEES

Rs.50

सरकारी रुपये

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

10/23.12.25
H. S. SAMANIA
NOTARY, TAMLUK

23 DEC 2025

भारतीय गैर न्यायिक

पचास
रुपये

₹.50

भारत

FIFTY
RUPEES

Rs.50

मत्स्यपत्र रुपये

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

M 340549



- That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
- That I / promoter shall take all the pending approvals on time, from the competent authorities.
- That I / promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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

HIMANSU SEKHAR SAMANTA
Notary, Subarna Paul, Advocate, 23/12/2025
Subarna Paul, Advocate

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 Tamluk on this _____ day of December 2025.

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

Himanshu Sekhar Samanta
HIMANSU SEKHAR SAMANTA, NOTARY
23/12/2025

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