



पश्चिम बंगाल WEST BENGAL

96AB 224305

FORM-B

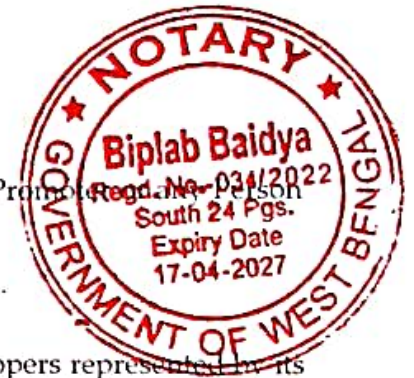
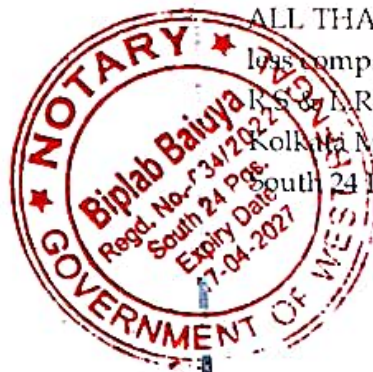
(Declaration supported by An Affidavit which should be signed by the Promoter or a person authorized by the Promoter)

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Rajdeep Roy and Dream Home Developers represented by its proprietor Mr. Sibaji Chatterjee are the promoters of the proposed/ on- going project.

We, 1) **RAJDEEP ROY** son of Mihir Kumar Roy 2) **DREAM HOME DEVELOPERS** represented by its proprietor **SIBAJI CHATTERJEE** Son of Late Sasankha Sekhar Chatterjee both by Nationality Indian, both by Faith Hindu, both by Occupation- Business as Promoter of the ongoing /proposed project "URBAN HEIGHTS" at Premises No. 909, Survey Park, Kolkata-700 075, Police Station- Survey park, District- South 24 Parganas, do hereby solemnly declare, undertake and state as under-

1. That Mrs. Chimayee Basu wife of Samir Kumar Basu is the sole and absolute owner of ALL THAT piece and parcel of Bastu land measuring about 3 Cottachs 22 sq ft more or less comprised under Mouza- Santoshpur, J.L.No.22, Touzi No. 151, R.S. Khatian No. 14, P.S. & L.R. Dag No.826, Being Premises No. 909, Survey Park, with the local limit of the Kolkata Municipal Corporation under Ward no.109, Police Station- Survey Park, District- South 24 Parganas.



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2. That we have a legal title to the land on which the development of the project is to be carried out and a legally valid document of title of such land along with an authentication of the Agreement between such owner and promoter for development (Registered Development Agreement dated 25.01.2023 Being No. 163001207 for the year 2023 registered in the office of the District Sub Registrar - III at Alipore & Supplementary Development agreement dated 10th June, 2024 Being No. 16030938 for the year 2024 registered in the office of the District Sub Registrar-III at Alipore) of the real estate project.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by us is 31st day of August, 2027
5. That 70% (Seventy percent) of the amount realized by us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. 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.
7. That the amounts from the separate account shall withdraw 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.
8. That we 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.
9. That we shall take all the pending approvals on time from the competent authorities.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any ground.

Rajdeep Roy
[Signature]
DIRECTOR

M/S. DREAM HOME DEVELOPERS
[Signature]
Proprietor

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VERIFICATION

We, the Deponents above, do hereby verify the contents of my above affidavit cum declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified by me at Kolkata on this 29th day of November, 2024.

M/S. DREAM HOME DEVELOPERS

Rajdeep Roy
Sibaji Chatterjee
Proprietor

DEPONENTS



Attested by me

[Signature]
Biplab Baidya, Notary
Regn. No.- 034/2022,
Govt. of West Bengal

Identified by me
Abhin Ghosh
Advocate

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