

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 850829

Before the Notary
Govt. of West Bengal
Durgapur
District Paschim Bardhaman



FORM B

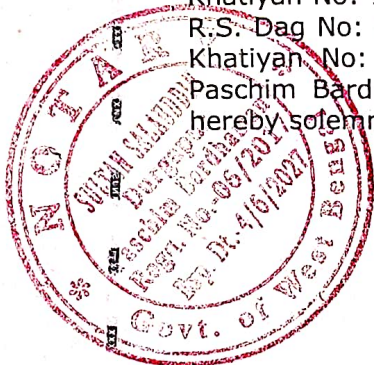
[See rule 3(4)]

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 Mr. Chandan Burnwal promoter of the proposed project;

I, Chandan Burnwal, son of Sudama Burnwal, residing at Sanchita Park, Bidhannagar, P.O: A.B.L. Township, P.S: New Township, Dist: Paschim Bardhaman, PIN: 713206 being the Partner of "M/s. JAI MAA TARA DEVELOPERS", having its registered office at 1A/2, Saptarshi Park, Fuljhore, P.O: Durgapur 06, P.S: New Township, Dist: Paschim Bardhaman, PIN: 713206 do hereby declare that M/s. JAI MAA TARA DEVELOPERS is the promoter of the project, i.e., "ELITE HOMES" constructed at R.S. Dag No: 31, R.S. Khatiyon No: 150 corresponding to L.R. Dag No: 72 & 95, L.R. Khatiyon No: 2919 and R.S. Dag No: 29, R.S. Khatiyon No: 281 corresponding to L.R. Dag No: 67 & 71, L.R. Khatiyon No: 2888, Mouza: Shankarpur, J.L. No: 109, P.S: New Township, Dist: Paschim Bardhaman, PIN: 713206 within the limits of Jemua Gram Panchayat, do hereby solemnly declare, undertake and state as under:



Sultana Salauddin

Sultana Salauddin, Notary
Durgapur, Paschim Bardhaman
Regn. No : 06/2017, Govt. of W.B

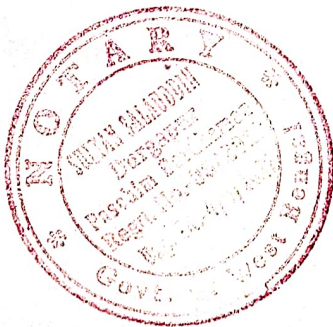
06 NOV 2024

Chandan Burnwal

1. That Shuvajit Das and Pramod Kumar Barnwal have the legal title to the land on which the development of the proposed project is to be carried out 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 the promoter is 31st December, 2028.
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 schedule 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Chandan Barnwal

Deponent



Sultan Sa'auddin
Sultan Sa'auddin, Notary
Durgapur, Paschim Bardhamar
Regn. No : 06/2017, Govt. of W.B.

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Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Durgapur on this 5th day of November, 2024.

Charan Birmal
Deponent

Identified by me

Swapan Majhi
Advocate
Durgapur Court
EN No. WB/999/09



Sultan Salauddin
Sultan Salauddin, Notary
Durgapur, Paschim Bardhaman
Regn. No : 06/2017, Govt. of W.B

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