

Sl. No. 120 Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Mr. Rakesh Kumar Shyamsukha being representative for the promoter of the proposed project vide its authorization dated 22.01.2020

I, Rakesh Kumar Shyamsukha, S/o Late Subhakaran Shyamsukha, aged 72 year R/o 33A, Chandranath Chatterjee Street, Kolkata-700 025, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s L.K.Estate Pvt. Ltd. a private limited Company has a legal title to the land on which the development of the project is proposed,
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 31 December,2025..
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.



21 AUG 2023

- 6 JUL 2023

No. 727 Date
Name.....
Address.....
No. 10

B. C. LAHIRI
Advocate
Alipore Court
Kol 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipore Police Court
Kolkata-700 027





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

NOBLE DEVELOPMENTS PVT. LTD.
Rakesh Kumar Sanyal Amey
Director

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 _____ on this ____ day of _____.

NOBLE DEVELOPMENTS PVT. LTD.
Rakesh Kumar Sanyal Amey
Director

Deponent

Solemnly Affirmed & Declared
before me on Identification

S. C. Ghosh
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me
[Signature]
Advocate
Mukhopadhyay
Advocate
Alipore P.O. -> Court
Enr. No. - 11/12037/1996



21 AUG 2023