

1. NO. 17 10.04.2025

भारतीय गैर न्यायिक

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रुपये  
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TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'B'

[See Rule 3(4)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE  
PROMOTER

**AFFIDAVIT CUM DECLARATION**

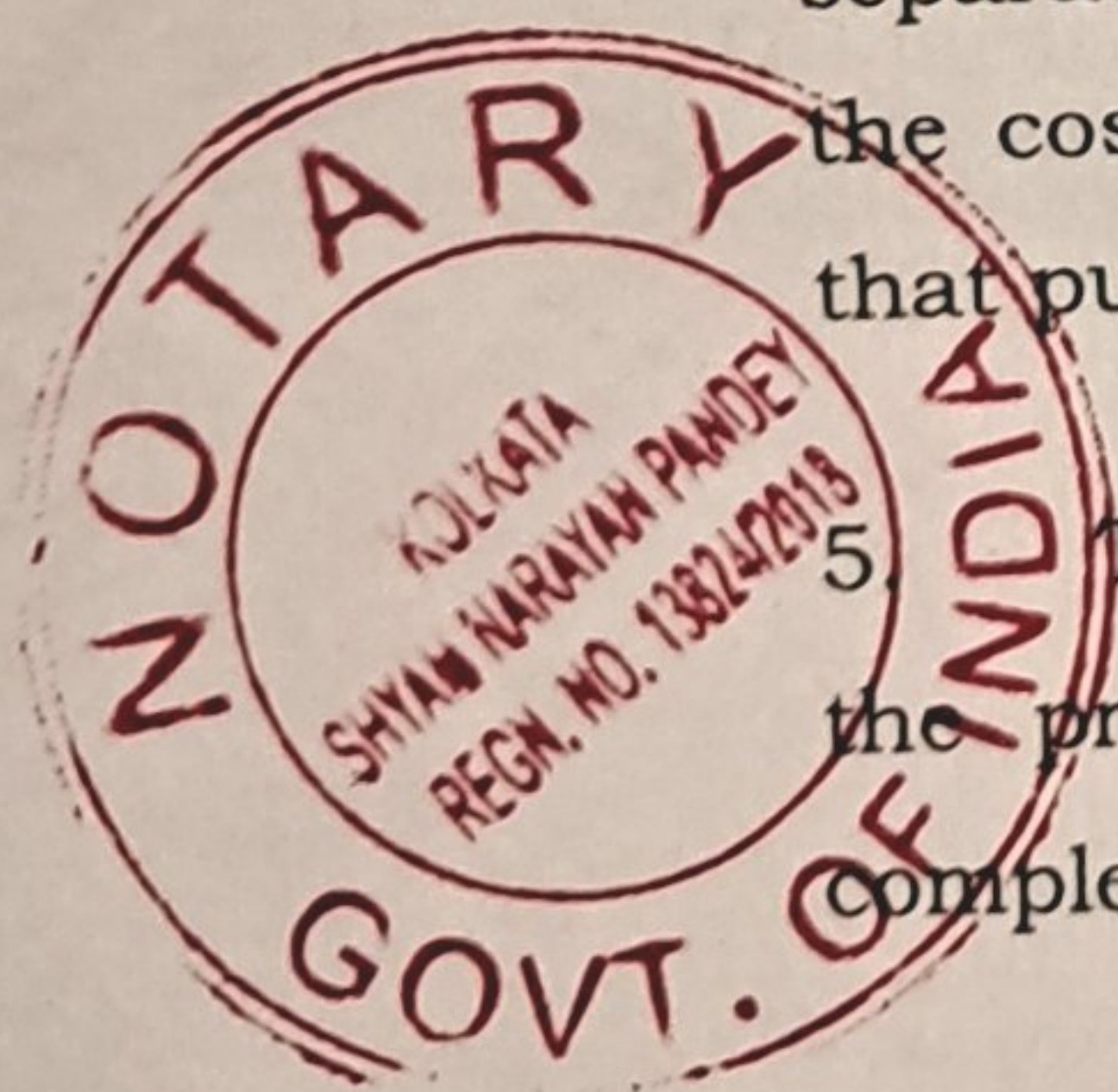
Affidavit Cum Declaration of Sri **PUNA ROY** as a promoter of the  
proposed project named **MUKTADHARA** at Mouza - Kamarpara, J.L. No.  
131, Dag No. 460, 461, 464, 464/1097, Khatian No. 60, 134, 436, 1171,  
1172, 1173, 1185, 1209, 1262, 1299, 1538, Holding No. 246, Under  
Illambazar Gram Panchayat, P.S. Illambazar, District - Birbhum, West  
Bengal - 731236. Mailing Address - Kamarpara, P.O. - Daranda, P.S. -  
Illambazar, District - Birbhum, West Bengal - 731236, India.

10 APR 2025

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I, PUNA ROY Promoter of the proposed project named **MUKTADHARA** at Mouza – Kamarpara, J.L. No. 131, Dag No. 460, 461, 464, 464/1097, Khatian No. 60, 134, 436, 1171, 1172, 1173, 1185, 1209, 1262, 1299, 1538, Holding No. 246, Under Illambazar Gram Panchayat, P.S. Illambazar, District – Birbhum, West Bengal – 731236. Mailing Address - Kamarpara, P.O. – Daranda, P.S. – Illambazar, District – Birbhum, West Bengal - 731236, India do hereby solemnly declare undertake and state as under:

1. That I have Legal right to the land on which the development of the project is proposed via, Joint Development Agreement with the Land Owner Name Arun Kumar Mondal registered Deed No. being 190106172 for the Year 2024, Volume No. 1901-2024 Page 244024 to 244049 Registered Book No. 1. Register at the Office of the ARA-I Kolkata and Development Power of Attorney Registered Deed No. being No. 190106181 for the year 2024, Volume No. 1901-2024 Page 244311 to 244327 Registered Book No. 1. Register at the Office of the ARA-I Kolkata
2. That the said land free from all encumbrances.
3. That the time period within which the project shall be completed by Me/Promoter is 08-07-2028.
4. That Seventy percent amount release by Me/Promoter for the Real Estate Project from the allottees, from time to time shall be deposited in a separate Bank 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 or completion of the Project.
6. That the amounts from the separate Bank Account shall be withdrawn after it is certified by an engineer and Architect and a



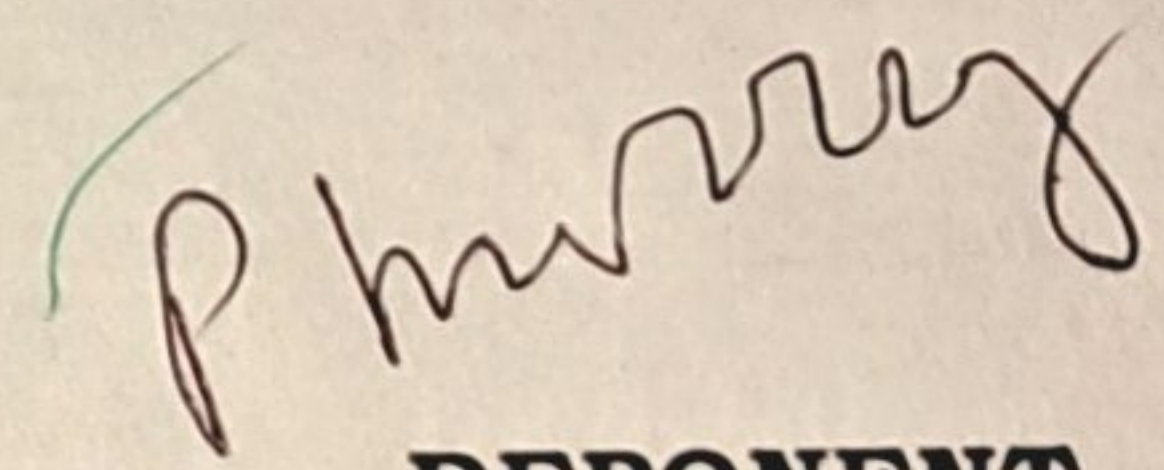
Chartered Accountant in practice that the withdrawal is in proportion to the percentage or completion of the project.

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 account duly certified and signed by such Chartered Accountant and it shall be verified during the Audit that the amount 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 I Promoter shall take all the pending approval on time from the competent Authorities.

9. That I Promoter have furnish such other documents as have been prescribed by the Rules and Regulation made under the Act.

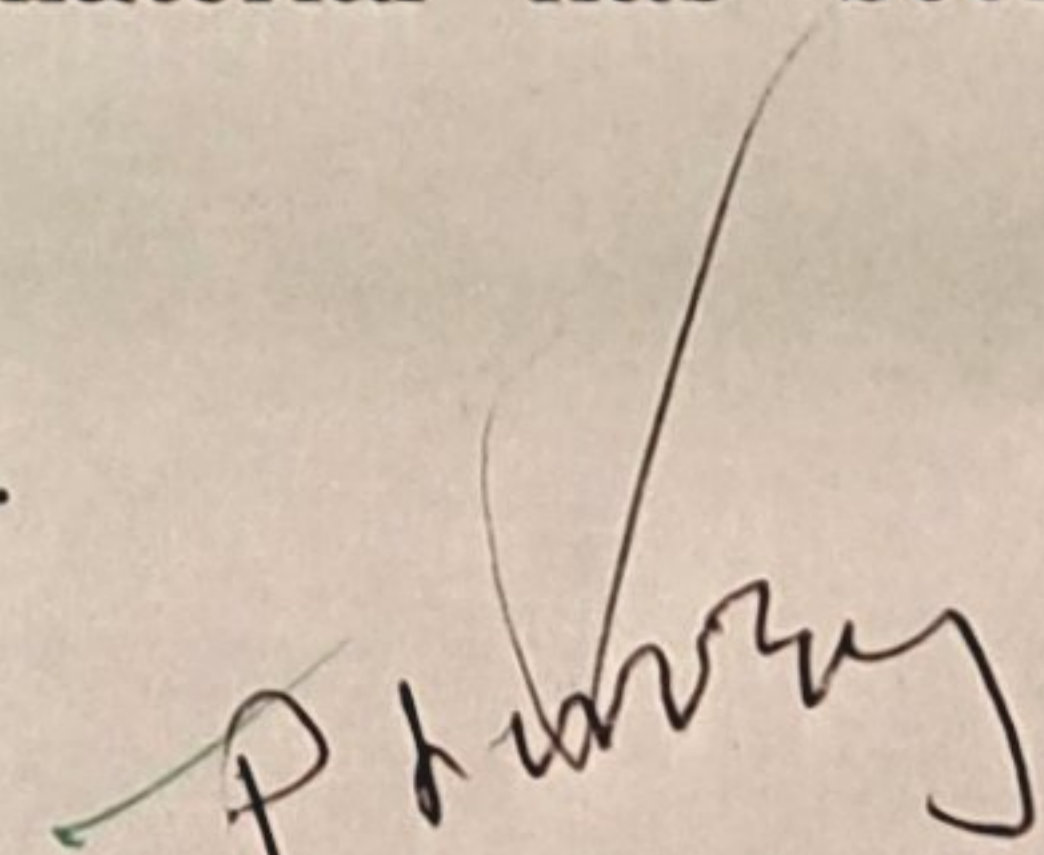
10. That I Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be on any grounds

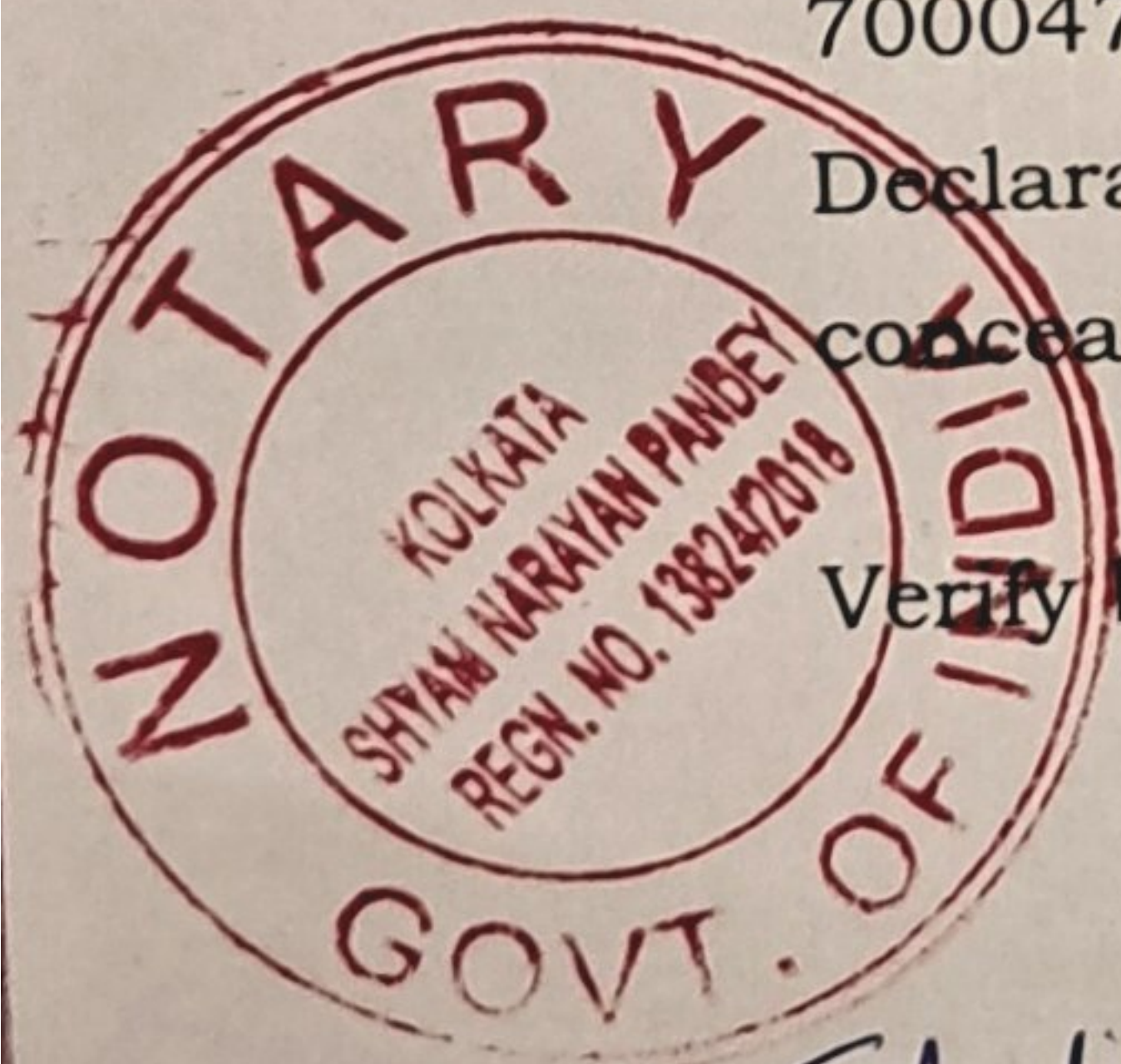
  
**DEPONENT**

#### VERIFICATION

I, Puna Roy son of Bina Roy resident of 1/245, Naktala, Kolkata - 700047 do solemnly affirm that contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

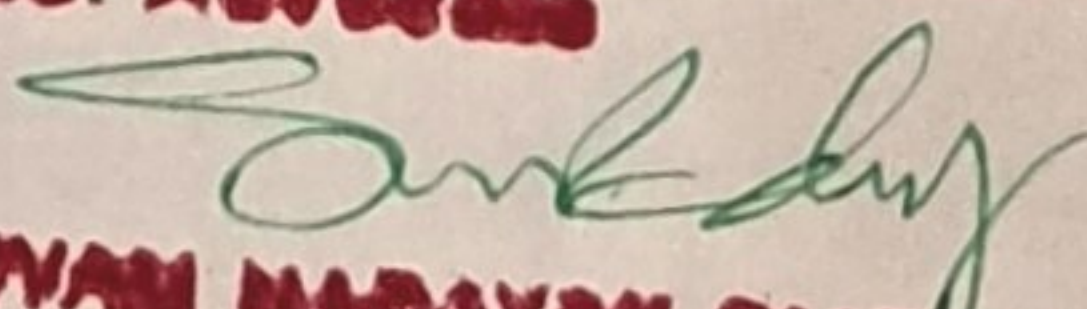
Verify by me at Kolkata on this 09<sup>th</sup> day of April, 2025.

  
**DEPONENT**



Identified by me  
Sunil Gupta  
Advocate  
F/2532/1660/2021

Solemnly Affirm & Declared  
Before me on Identification  
of Ld. Advocate

  
SHYAM NARAYAN PANDEY  
NOTARY, GOVT. OF INDIA  
REGN. NO. 1382/2018

10.04.2025

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