

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

भारत



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AA 740892

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

FORM 'B'

[See rule 3(2)]

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

Affidavit cum Declaration

I, **REJAUL HAQUE SALAFI**, duly authorized by the promoter of the proposed project "77 COMPLEX CITY (PHASE - I)", vides his authorization date 4<sup>th</sup> November 2023.

I, **REJAUL HAQUE SALAFI** duly authorized by the promoter of the proposed project "77 COMPLEX CITY (PHASE - I)", do hereby solemnly declare, undertake and state as under:

1. That **BENGAL INDIA REAL ESTATE** has a legal right to the land on which the development of the proposed project is proposed.

**AND**

A legally valid authentication of right of such land owners are **Mr. MAHENDRA NATH GOPE, Mrs. MITA GOPE, Mrs. MITALI MONDAL, Mr. PROBODH BHATTACHARJEE, Mr. SHIBU GOPE, Mr. AVIJIT BAURI, Mr. PRAVAT BAURI, Mr. PRASANTA BAURI** along with an authenticated copies of development agreement being No. 230601178 of the year 2022, 230601401 of the year 2022, 230608310 of the year 2022 and power of attorney copies being No. 230601318 of the year 2022, 230601593 of the year 2022, 230608364 of the year 2022 between such owner and promoter for development of the real estate project are enclosed herewith.

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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 **30/09/2029**.
4. The seventy per cent of the amounts realized by 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 compliance with the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

**Bengal India Real Estate**

*Regent Home Sales*

Deponent **Partner**

**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 **DURGAM** on this **28TH OCT** day of **2024**.

**Bengal India Real Estate**

*Regent Home Sales*

**Partner**

Deponent

**IDENTIFIED BY ME**

*Sujit Mukhopadhyay*

**ADVOCATE**

*Sujit Mukhopadhyay*

**Advocate Solemnly Affirmed & Declared before me on Identification**



*Abdul Hoque*  
**ABDUL HOQUE, NOTARY**  
 Durgam, Paschim Bardhaman  
 Regn. No. 09322023, Govt. of W.B.

**28 OCT 2024**