

पश्चिम बंगाल WEST BENGAL

79AB 787111

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. BRIJ KISHORE PRASAD [PAN NO. AEQPP1157H]** [AADHAR NO. 914641271530], son of Sri. Swarna Kamal Banerjee, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Najrul Sarani By Lane, Asrampara siliguri (S.M.C), P.O.- & P.S.- Siliguri, Pin Code - 734001, in the District of Darjeeling, West Bengal, Director of "KOTIRATAN BUILDCON PRIVATE LIMITED" and being the promoter of the proposed project.

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KOTIRATAN BUILDCON PVT.LTD.  
Director

  
24 APR 2023  
KAUSHIK GOSWAMI  
Notary, Govt of West Bengal

09 FEB 2023

Sl. No. 10774 Date 10/

Name Koti Ratan Build con Pvt Ltd

Vill. ....

P.S. slg

Dist. ....

Jharna Biswas  
Stamp Vender (sempur Court)

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GOVERNMENT OF ODISHA  
ODISHA STATE STAMP OFFICE  
BHUBANESWAR

APR 2023  
Stamp Vender (sempur Court)

I, **MR. BRIJ KISHORE PRASAD**, Director of "**KOTIRATAN BUILDCON PRIVATE LIMITED**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **AJIT KUMAR SINGH (PAN -AKOPS4946F) AND SMT SEEMA DEVI SINGH (ADVDPD0921F)** have a 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.

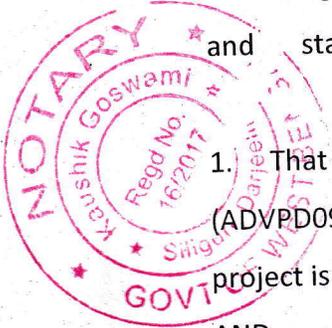
3. That the time period within which the project shall be completed by the promoters is 31<sup>st</sup> December 2025.

4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 promoters 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



**KOTIRATAN BUILDCON PVT. LTD.**  
Director

*[Handwritten signature]*

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



KOTI RATAN BUILDCON PVT. LTD.

*[Handwritten Signature]*

Director

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 24th day of APRIL, 2023.

KOTI RATAN BUILDCON PVT. LTD.

*[Handwritten Signature]*

Director

Deponent

Identified by me

*[Handwritten Signature]*

Advocate

**AFFIDAVIT**  
Solemnly Affirmed Before me

By \_\_\_\_\_  
Identified by \_\_\_\_\_  
This is the \_\_\_\_\_ day of \_\_\_\_\_ 2023

*[Handwritten Signature]*  
**KAUSHIK GOSWAMI**  
Notary, Govt of West Bengal  
Siliguri, Darjeeling  
Reg. No. : 16/2017 ? & APR 2023  
Exp. Dt.: 04/06/2027