

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

34AA 891683

Before the Notary

Govt. of India

Durgapur, 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

Affidavit cum Declaration of **SOUMEN SAMANTA**, duly authorized by the promoter of the proposed project "DEEP SHANKAR APARTMENT", vides his authorization date 21st March 2026.

I, **SOUMEN SAMANTA** duly authorized by the promoter of the proposed project "DEEP SHANKAR APARTMENT", do hereby solemnly declare, undertake and state as under:

1. That **BABA LOKENATH BUILDER** 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 owner **Mrs NIRUPAMA MISHRA** along with an authenticated copy of development agreement document No. 09740 for the year 2024 at ADSR Durgapur and power of attorney document No. 09789 for the year 2024 at ADSR Durgapur executed between such owner and promoter for development of the real estate project is enclosed herewith.

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HARADHAN NAYAK
NOTARY, GOVT. OF INDIA
Regn. No.- 52292, DURGAPUR
PASCHIM BARDHAMAN

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 **05/04/2031**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

BABA LOKENATH BUILDER
Soumen Samanta
Partners

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 Durgapur on this 28/4/2026 day of April 2026

BABA LOKENATH BUILDER
Soumen Samanta
Partners

Deponent

Haradhan Nayak
HARADHAN NAYAK
NOTARY, GOVT. OF INDIA
Regn. No.- 52292, DURGAPUR
PASCHIM BARDHAMAN



Identified by me
J. Roy
ADVOCATE

28 APR 2026