



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT

FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Samitava Dutta being representative for the promoter of the proposed project vide its authorization dated 17/09/2024.

I, Samitava Dutta S/o Late Hare Krishna Dutta aged 49 Years, R/o B-34, Survey Park Santoshpur, Kolkata - 700075 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Pradip Kumar Sengupta and 5 others have a legal title to the land on which the development of the project is to be carried out 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 30.06.2026.
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

17 SEP 2024



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- 5 SEP 2024

No. .... Date .....


Name .....

Address .....

Catapult Shelter Pvt. Ltd.

B-34, Emvey Centre  
Santoshpur, Kolkata-75

**Pijush Kanti Chakraborty**  
Licence Stamp Vendor



Nipoi Police Court  
Kolkata-700 021





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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

CALCUTTA SHELTER PVT. LTD.

*Sanjitara Dutta*  
DIRECTOR

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom  
Verified by me at Kolkata on this 17<sup>th</sup> day of September 2024.

CALCUTTA SHELTER PVT. LTD.

*Sanjitara Dutta*  
DIRECTOR

Deponent



Solemnly Affirmed & Declared  
before me on identification

*T. K. Dey*  
T. K. Dey, Notary  
Allpore Judges'/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

17 SEP 2024

Identified by me

*Nabakumar Mukhopadhyay*

Advocate

*Nabakumar Mukhopadhyay*  
Advocate

Allpore Police Court  
Enrl. No.-WB/2037/1999

17 SEP 2024