

209/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



02AC 393083

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of ATIAR HALDER, S/O LIYAKAT HALDER, RESIDING AT UTTAR KUMRAKHALI, PO&PS- NARENDRAPUR, KOLKATA-700103, DESIGNATION - PARTNER, FUTURE RESIDENCY, promoter of the proposed project- "FUTURE APARTMENT"

I, ATIAR HALDER, S/O LIYAKAT HALDER, RESIDING AT UTTAR KUMRAKHALI, PO & PS- NARENDRAPUR, KOLKATA-700103, DESIGNATION - PARTNER, FUTURE RESIDENCY, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

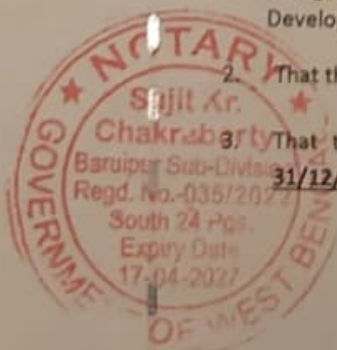
1. That, PRABIR KUMAR BISWAS @ PRABIR BISWAS have a legal title to the land on which the development of the proposed project is to be carried out,

AND

A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney 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 me/promoter is 31/12/2025.



19 NOV 2024

18 NOV 2024

1823

S.L. No. Date

Name

Address

Value 10,

A.K. Chatterjee
(Advocate)
Beldah Court

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol.-150



FORM B

(For Stamp Duty)

NOTARIAL CERTIFICATE

WHEREAS the undersigned, being a duly qualified and practicing Advocate of the High Court of Judicature at Calcutta, has been appointed by the Government of West Bengal as a Notary Public for the District of ...

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal at ... this ... day of ... 2024.

Signed and sealed in presence of ...

Witnessed by ...

Subscribed and sworn to before me this ... day of ... 2024.

Notary Public for the District of ...

...

...

4. That seventy percent of the amount realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations 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.

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 Baruipur on this 19th Day of Nov, 2024.



19 NOV 2024

I solemnly declared and affirmed before me on identification under the Notary Act.

SUJIT KUMAR CHAKRABORTY
NOTARY PUBLIC
Regd. No.- 035/2022
Govt. of West Bengal

FUTURE RESIDENCY
Deponent

Mu. Huly Partner

Identified by me
Shan
Advocate