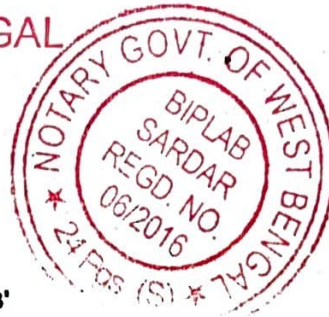




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

06AC 782087

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SRI. BIPLAB DEY** Authorised Representative of **UNNAYAN DEVELOPER "Develop"** of the proposed project named "**SUMANGAL APARTMENT**"

I, **SRI. BIPLAB DEY** Authorised Representative of **UNNAYAN DEVELOPER "Developer"** of the proposed project do hereby solemnly declare, undertake and state as under:

SEKH ABDUL MUJIT alias **GORA MONDAL** (PAN no : **BTDPM3802P**), (Aadhaar no : **2397 7221 5865**), son of Late. **Abdul Azit**, by Nationality - Indian, by faith - Muslim, by occupation - Retired, residing at **Laskarpur, Ramkrishna Nagar, Post Office - Laskarpur, Police Station - formerly Sonarpur presently Narendrapur, Kolkata - 700153, District - South 24 Parganas**, hereinafter called and referred to as the "**OWNER/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/ or assigns) of the **ONE PART**, has 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.



Cont.....02 Pages
UNNAYAN DEVELOPER

Biplab Dey.
Partner

13 MAR 2025



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **8TH AUGUST, 2026**
3. That seventy per cent of the amounts 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.



UNNAYAN DEVELOPER

Biplab Deo.
Partner

Deponent

I, **SRI. BIPLAB DEY (PAN no : AHHPD3063G, Aadhaar No. 7660 9702 8420)**, son of Sri. Bijoy Dey, aged about 49 years old by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Premises No. A/140, Ramkrishna Nagar, Post Office - Laskarpur, Police Station - Narendrapur, Kolkata - 700153, District South 24- Parganas, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 13th Day of, March 2025

Solemnly Affirmed & Declared
before me on Identification


BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

Advocate


NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata-700 027
Enrl. No. WB/2037/1999

13 MAR 2025