



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.- NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

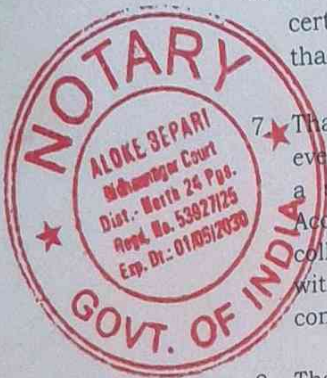


Affidavit cum Declaration of **T.R. DEVELOPER** [PAN. AAVFT2909G], Developer/Promoter of the proposed project named '**SWASTIK APARTMENT**' represented by its Partner **RAJ KUMAR SINGHA ROY** [PAN. AYDPS6690K]

I, **RAJ KUMAR SINGHA ROY** [PAN. AYDPS6690K], son of Late Niranjana Singha Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua Roy Para, P.O. Rajarhat Gopalpur, P.S. Airport (at present Narayanpur), Kolkata - 700136, District - North 24 Parganas, West Bengal, Partner of **T.R. DEVELOPER**, Developer/Promoter of the proposed project named '**SWASTIK APARTMENT**' do hereby solemnly declare, undertake and state as under:

13 AUG 2025

1. That the owners of this land are (1) Mitul Kumar Ghosh & (2) Tapati Ghosh. We 'T.R. DEVELOPER [PAN. AAVFT2909G], as a Developer/Promoter with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is 08.06.2027.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.



T. R. DEVELOPER
T. R. Developer
 Verification Deponent
Partner

Solemnly Affirmed & Declared The contents of my above Affidavit cum Declaration are true and correct and
before me on identification nothing material has been concealed by me therefrom.
Signed before me Verified by me at Kolkata on thisday of, 2025

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ALOKE BEPARI
 ★ NOTARY ★
 GOVT. OF INDIA
 Regd. No. 53927/25
 Bidhannagar Court
 Dist.- North 24 Pgs

13 AUG 2025

AS
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT