



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

93AB 489437



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Atul Kumar Dubey duly authorized by the promoter of the proposed project "Mohan Villa" vide its authorization dated 07.11.2024.

I, Atul Kumar Dubey S/o- Ramjee Dubey, aged 43 Years, R/o- Sepoy Bazar, P.O. – Midnapore, P.S. – Kotwali, Dist – Paschim Medinipur, Pin - 72101 duly authorized by the promoter of the proposed project "Mohan Villa", do hereby solemnly declare, undertake and state as under:

1. That Sri Tapan Kumar Dey, Sri Chandan Kumar Dey, Sri Ranjan Kumar Dey, Smt. Trishna Dey, Smt. Mousumi Dey has 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.

GANGA NARAYAN PARIYA
NOTARY
KHARAGPUR SUB-DIV.
GOVT OF WEST BENGAL

ICONIC CONSTRUCTION
Atul Kumar Dubey,
Haripada Manna Partners
Advocate
8/1/25

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 30.04.2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilised 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.

Deponent

ICONIC CONSTRUCTION

Atul Kumar Dubey.
Partners

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 Midnapur on this 07th day of November, 2024.

Deponent

ICONIC CONSTRUCTION

Atul Kumar Dubey.
Partners

Hariipada Manna.
Advocate
8/11/25

Affidavit No. 77/25 dt. 8/11/25
Atul Kumar Dubey
Solemnly affirmed and sworn before me
on this 8th day of Jan. 25
2025 At. Midnapore

NOTARY
Kharagpur Sub-Div
Govt. of West Bengal